



Historic Architectural Review Commission Staff Report for Item 4

To: Chairman Haven Burkee and Historic Architectural Review
Commission Members

From: Daniela Salume, MFA
Historic Architectural Preservationist

Meeting Date: May 27, 2025

Applicant: Kyle Kalwary

Application Number: C2025-0025

Address: 525 Southard Street

Description of Work:

Demolition of existing pad and fence structure. Removal of temporary generator.

Site Facts:

The building on this property is a historic and contributing structure to the historic district built in 1940. There are three consecutive lots owned by the same owner which consist of a one-story historic structure, a monopole tower, and a parking area located in the corner of Southard Street and Bahama Street.

Currently the properties are located within an X flood zone.



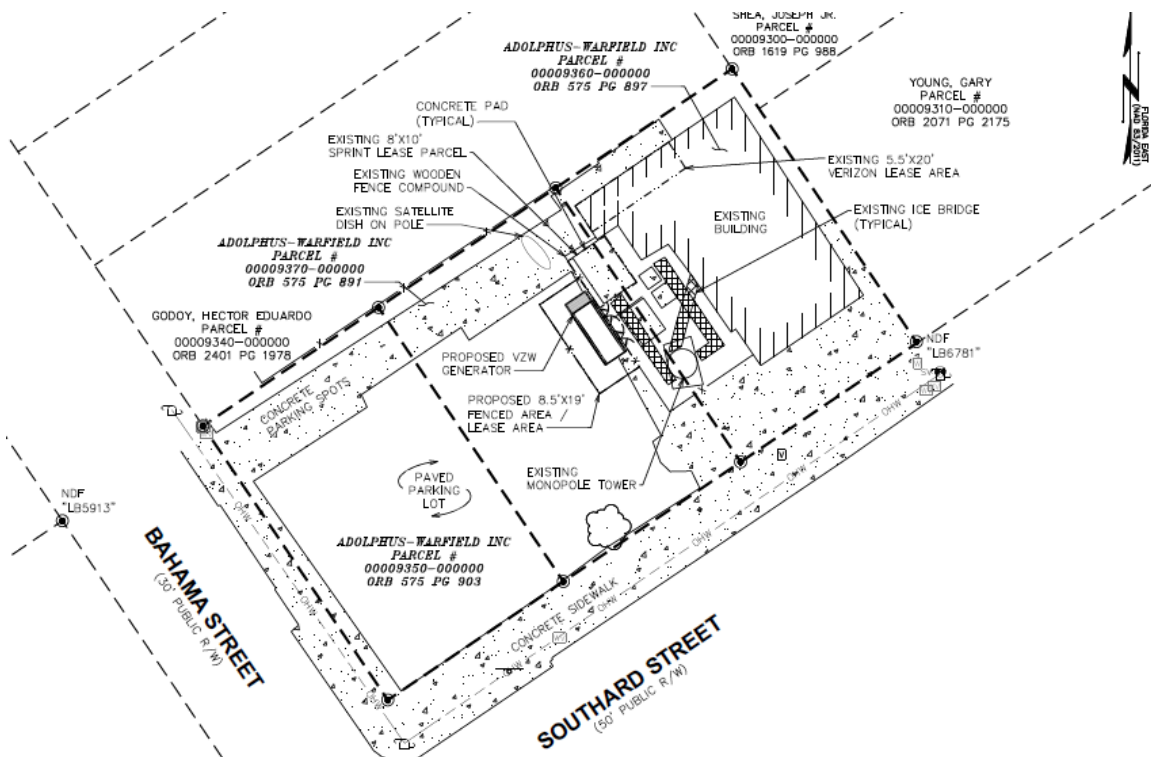
Photo of property under review. Monroe County Library 1965.



Photo of property under review. Monroe County Library circa 1960 before it was demolished.



Photo of property under review.



Current survey.

Ordinance Cited on Review:

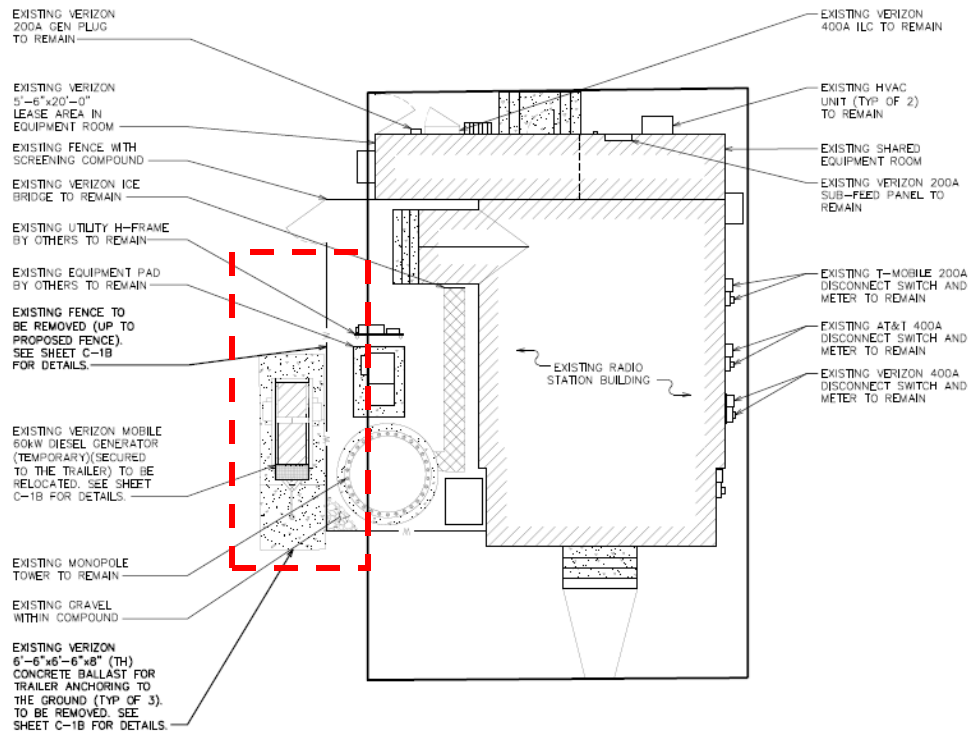
- Section 102-217 (3), demolition for non-contributing and non-historic structures of the Land Development Regulations.
- Section 102-218 - Criteria for Demolition of the Land Development Regulations.

Staff Analysis:

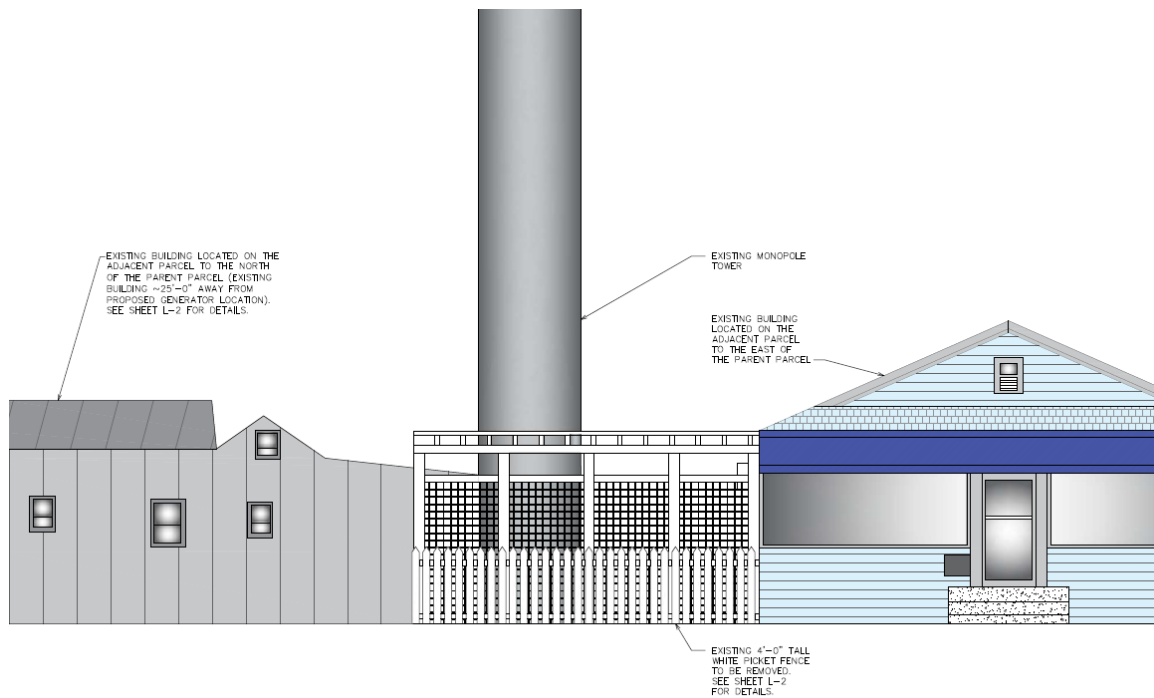
The Certificate of Appropriateness proposes the demolition of the existing concrete pad, partial removal of the fence structure and pergola, and the removal of the temporary generator. About 19 feet of existing wooden picket fencing and pergola structure, originally installed in 2004 as part of a 33.25-foot span, will be removed. This removal is necessary to accommodate the placement of the new generator within the existing tower compound. The new fencing will be installed 8 feet 6 inches outward from the current fence line and then returned back in order to enclose the generator. The new fencing will match the existing material and style to ensure visual consistency with the surrounding site elements.



Photo of site under review with temporary generator to be removed.



Existing Site Plan.



Existing Elevation from Southard Street. 4' fencing to be removed and part of pergola structure to extend around new generator.

It is staff's opinion that the request for this demolition shall be based on the demolition criteria of Chapter 102 Section 218 (b) of the LDR's. The criteria for demolition state the following:

The historic architectural review commission shall not issue permits that would result in:

- (1) *Removing buildings or structures that are important in defining the overall historic character of a district or neighborhood so that the character is diminished;*

The proposed demolitions are not historic and do not contribute to the character of the building.

- (2) *Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space;*

The proposed demolitions are not historic therefore they don't destroy the relationship with its surroundings.

- (3) *Removing an historic building or structure in a complex; or removing a building facade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.*

This will not be the case.

- (4) *Removing buildings or structures that would otherwise qualify as contributing, as set forth in section 102-62(3).*

Staff opines that the proposed demolition components would not qualify as contributing in the near future.

In conclusion, it is staff's opinion that the request for demolition meets the criteria for demolition stated under the Land Development Regulations. If approved, this will be the only required reading for demolition. Staff will review submitted construction plans for demolition and design to ensure consistency with submitted drawings.

APPLICATION

HARC MAJOR PROJECTS CERTIFICATE OF APPROPRIATENESS



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA #	REVISION #	INITIAL & DATE
FLOOD ZONE	ZONING DISTRICT	BLDG PERMIT #

A PRE-APPLICATION MEETING WITH HARC STAFF IS REQUIRED PRIOR TO SUBMITTAL

ADDRESS OF PROPOSED PROJECT:	525 SOUTHARD STREET, KEY WEST, FL 33040	
NAME ON DEED:	ADOLPHUS-WARFIELD INC	PHONE NUMBER (407) 724-2626
OWNER'S MAILING ADDRESS:	523 SOUTHARD ST, KEY WEST, FL 33040	EMAIL SJOHNSON@TEPGROUP.NET
APPLICANT NAME:	KYLE KALWARY	PHONE NUMBER (813) 374-2225
APPLICANT'S ADDRESS:	221 S 78 ST, TAMPA, FL 33619	EMAIL KKALWARY@MYAIRNOW.COM
APPLICANT'S SIGNATURE:	<i>Simone Johnson</i>	DATE 05.16.2025

ANY PERSON THAT MAKES CHANGES TO AN APPROVED CERTIFICATE OF APPROPRIATENESS MUST SUBMIT A NEW APPLICATION.

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND-DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083. THE APPLICANT FURTHER HEREBY ACKNOWLEDGES THAT THE SCOPE OF WORK AS DESCRIBED IN THE APPLICATION SHALL BE THE SCOPE OF WORK THAT IS CONTEMPLATED BY THE APPLICANT AND THE CITY. THE APPLICANT FURTHER STIPULATES THAT SHOULD FURTHER ACTION BE TAKEN BY THE CITY FOR EXCEEDING THE SCOPE OF THE DESCRIPTION OF WORK, AS DESCRIBED HEREIN, AND IF THERE IS CONFLICTING INFORMATION BETWEEN THE DESCRIPTION OF WORK AND THE SUBMITTED PLANS, THE AFOREMENTIONED DESCRIPTION OF WORK SHALL BE CONTROLLING.

PROJECT INCLUDES: REPLACEMENT OF WINDOWS___ RELOCATION OF A STRUCTURE___ ELEVATION OF A STRUCTURE___
PROJECT INVOLVES A CONTRIBUTING STRUCTURE: YES___ NO ☒ **INVOLVES A HISTORIC STRUCTURE:** YES___ NO ☒
PROJECT INVOLVES A STRUCTURE THAT IS INDIVIDUALLY LISTED ON THE NATIONAL REGISTER: YES___ NO___

DETAILED PROJECT DESCRIPTION INCLUDING MATERIALS, HEIGHT, DIMENSIONS, SQUARE FOOTAGE, LOCATION, ETC.
GENERAL:
GROUND SCOPE OF WORK: · REMOVE (1) MOBILE 60kW DIESEL GENERATOR (TEMPORARY)
· REMOVE COMPOUND FENCE (AS SHOWN IN PLANS) · REMOVE GENERATOR PAD (TEMPORARY)
· INSTALL (1) 200kW DIESEL GENERATOR
· INSTALL 8'-0"x18'-0" GENERATOR PAD (PERMANENT) · INSTALL FENCE WITH SCREENING
(AS SHOWN IN PLANS)
MAIN BUILDING:
DEMOLITION (PLEASE FILL OUT AND ATTACH DEMOLITION APPENDIX):

APPLICATIONS MUST BE SUBMITTED IN PERSON WITH HARD COPIES BY 3PM ON THE SCHEDULED DEADLINE
PLEASE SEND AN ELECTRONIC COPY OF ALL DOCUMENTS CITY_HARC@CITYOFKEYWEST-FL.GOV

ACCESSORY STRUCTURE(S):	
PAVERS:	FENCES:
DECKS:	PAINTING:
SITE (INCLUDING GRADING, FILL, TREES, ETC):	POOLS (INCLUDING EQUIPMENT):
ACCESSORY EQUIPMENT (GAS, A/C, VENTS, ETC):	OTHER:
GENERATOR	

OFFICIAL USE ONLY:	HARC COMMISSION REVIEW	EXPIRES ON:
MEETING DATE:	☐ APPROVED ☐ NOT APPROVED ☐ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	☐ APPROVED ☐ NOT APPROVED ☐ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
MEETING DATE:	☐ APPROVED ☐ NOT APPROVED ☐ DEFERRED FOR FUTURE CONSIDERATION	INITIAL:
REASONS OR CONDITIONS:		
STAFF REVIEW COMMENTS:		
FIRST READING FOR DEMO:	SECOND READING FOR DEMO:	
HARC STAFF SIGNATURE AND DATE:	HARC CHAIRPERSON SIGNATURE AND DATE:	

THIS APPLICATION MAY BE REVIEWED BY PLANNING DEPARTMENT STAFF.

HARC CERTIFICATE OF APPROPRIATENESS: DEMOLITION APPENDIX



City of Key West

1300 White Street
Key West, Florida 33040

HARC COA #	INITIAL & DATE
ZONING DISTRICT	BLDG PERMIT #

ADDRESS OF PROPOSED PROJECT:	525 SOUTHARD STREET, KEY WEST, FL 33040
PROPERTY OWNER'S NAME:	ADOLPHUS-WARFIELD INC
APPLICANT NAME:	SIMONE JOHNSON

I hereby certify I am the owner of record and that the work shall conform to all applicable laws of this jurisdiction. By receiving a Certificate of Appropriateness, I realize that this project will require a Building Permit approval **PRIOR** to proceeding with the work outlined above and that a final inspection is required under this application. I also understand that any changes to an approved Certificate of Appropriateness must be submitted for review.

PROPERTY OWNER'S SIGNATURE *Elizabeth Framan* **4/21/2025**
DATE AND PRINT NAME

DETAILED PROJECT DESCRIPTION OF DEMOLITION

Removing 19' in length of wooden picket-lattice style fence from existing 33.25' of wooden picket/lattice style fence that was added to the site in 2004. The removal of 19' of fencing accommodates the goal to include the generator within the existing tower compound, by installing a new proposed fencing, 8'6" out from its current fence line and back. The new fencings will match the current fencing.

CRITERIA FOR DEMOLITION OF CONTRIBUTING OR HISTORIC STRUCTURES:

Before any Certificate of Appropriateness may be issued for a demolition request, the Historic Architectural Review Commission must find that the following requirements are met (please review and comment on each criterion that applies):

(1) If the subject of the application is a contributing or historic building or structure, then it should not be demolished unless its condition is irrevocably compromised by extreme deterioration or it does not meet any of the following criteria:

(a) The existing condition of the building or structure is irrevocably compromised by extreme deterioration.

(2) Or explain how the building or structure meets the criteria below:

(a) Embodies no distinctive characteristics of a type, period, or method of construction of aesthetic or historic significance in the city and is not a significant and distinguishable building entity whose components may lack individual distinction.

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

(b) Is not specifically associated with events that have made a significant contribution to local, state, or national history.

(c) Has no significant character, interest, or value as part of the development, heritage, or cultural characteristics of the city, state or nation, and is not associated with the life of a person significant in the past.

(d) Is not the site of a historic event with significant effect upon society.

(e) Does not exemplify the cultural, political, economic, social, or historic heritage of the city.

(f) Does not portray the environment in an era of history characterized by a distinctive architectural style.

(g) If a part of or related to a square, park, or other distinctive area, nevertheless should not be developed or preserved according to a plan based on the area's historic, cultural, natural, or architectural motif.

(h) Does not have a unique location or singular physical characteristic which represents an established and familiar visual feature of its neighborhood or of the city, and does not exemplify the best remaining architectural type in a neighborhood.

Nothing in this application is intended to alter the authority of the Building Official to condemn for demolition dangerous buildings, as provided in Section 102-218 of the Land Development Regulations and Chapter 14 of the Code of Ordinances.

(i) Has not yielded, and is not likely to yield, information important in history,

CRITERIA FOR DEMOLITION OF NON-CONTRIBUTING OR NON-HISTORIC STRUCTURES:

The following criteria will also be reviewed by the Historic Architectural Review Commission for proposed demolitions. The Commission shall not issue a Certificate of Appropriateness that would result in the following conditions (please review and comment on each criterion that applies):

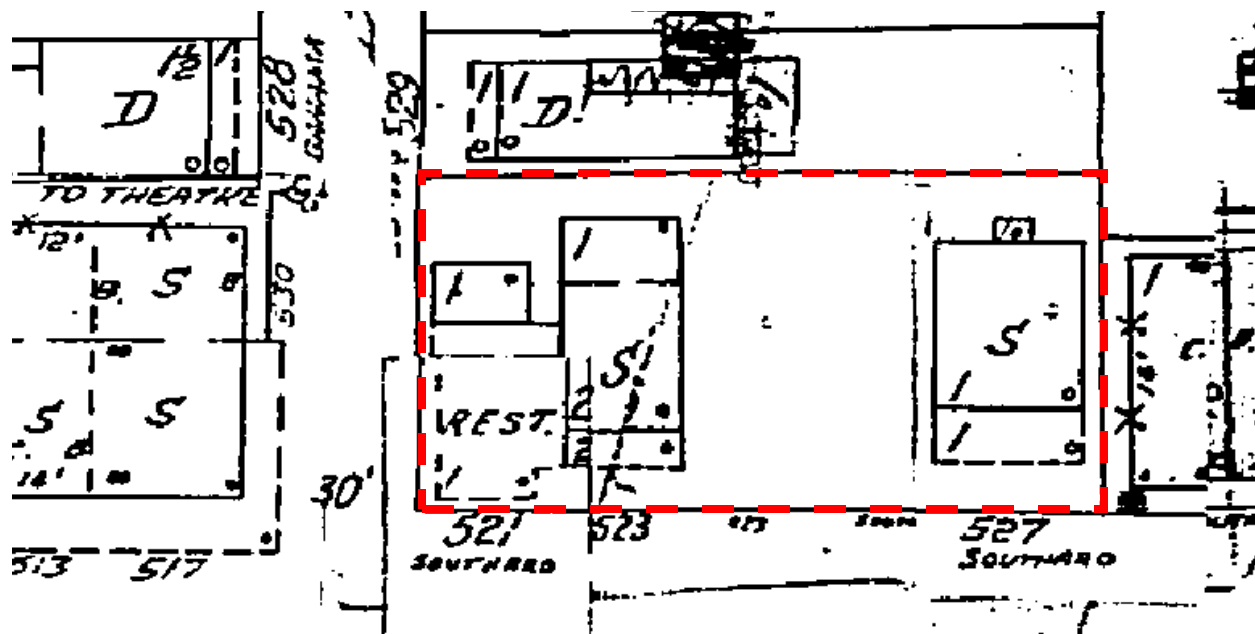
(1) Removing buildings or structure that are important in defining the overall historic character of a district or neighborhood so that the character is diminished.

(2) Removing historic buildings or structures and thus destroying the historic relationship between buildings or structures and open space.

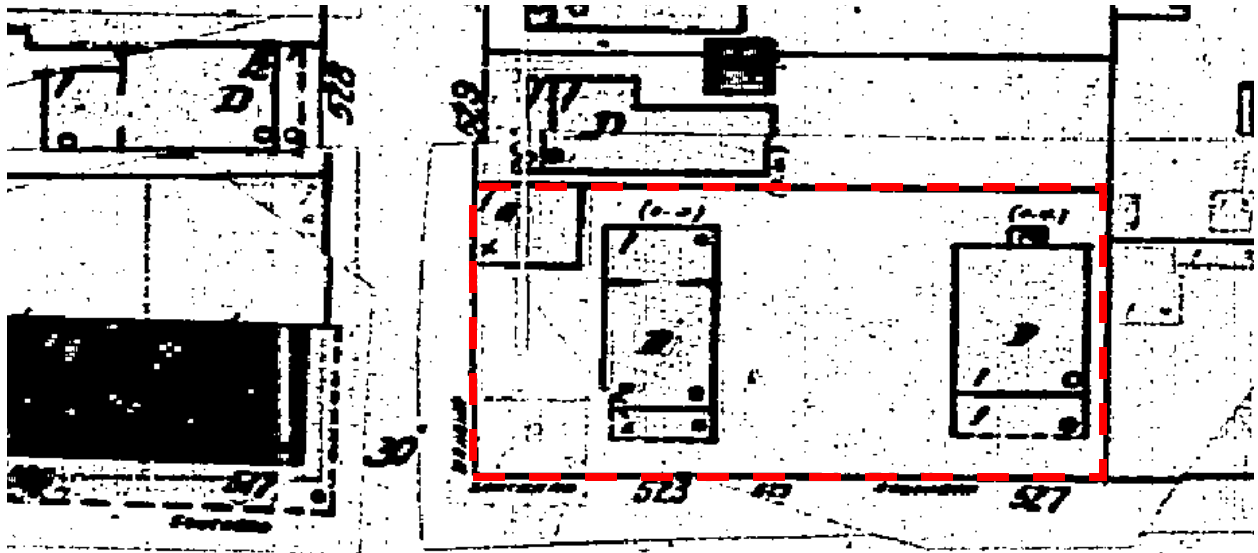
(3) Removing an historic building or structure in a complex; or removing a building façade; or removing a significant later addition that is important in defining the historic character of a site or the surrounding district or neighborhood.

(4) Removing buildings or structures that would otherwise qualify as contributing.

SANBORN MAPS



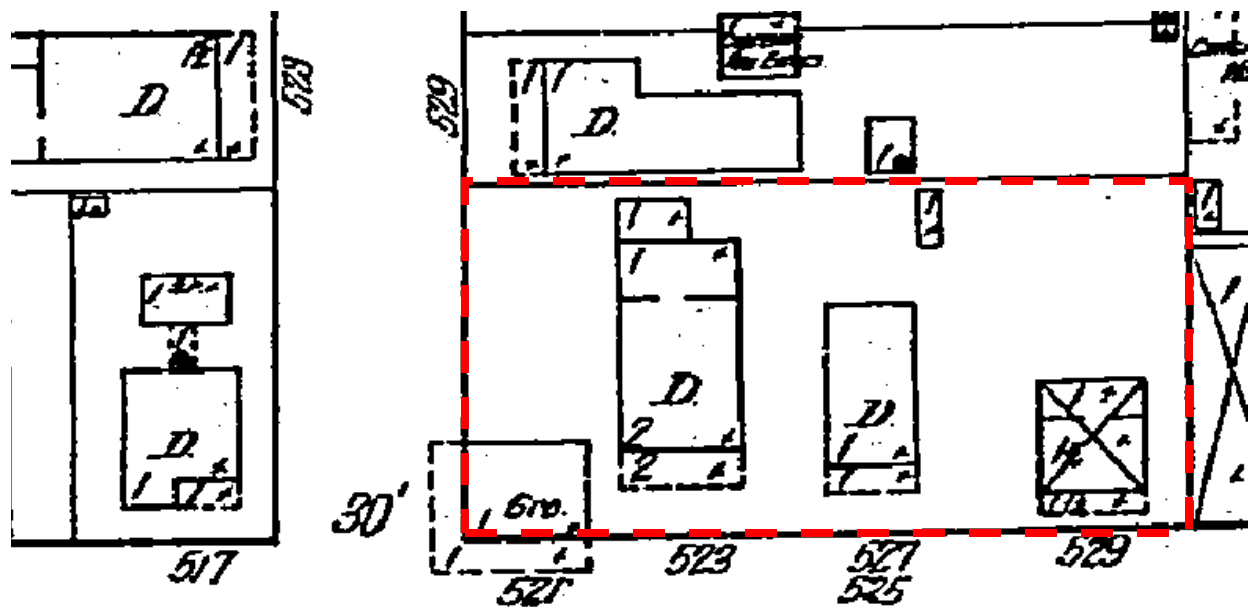
1962 Sanborn Map.



1948 Sanborn Map.



1926 Sanborn Map.



1912 Sanborn Map.

PROJECT PHOTOS



Existing Temporary Generator (to be removed). A permanent, fenced area and generator are to be installed in this location.



Existing Temporary generator (to be removed). A permanent, fenced area and generator are to be installed in this location.



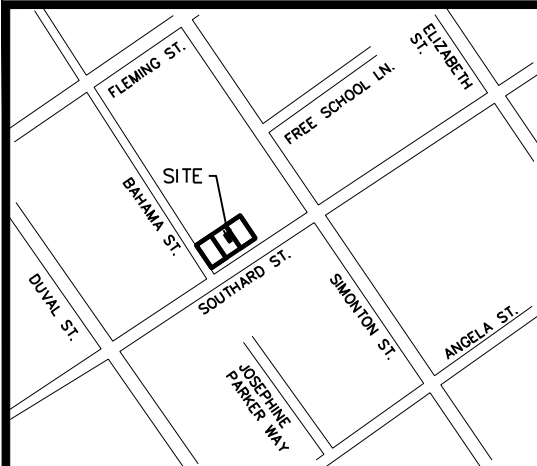
Proposed fence area - 8' x 18' - New fenced area will be rectangular (8' x 18'); fencing materials will match existing fence materials. The new fence will also be dressed in live greenery ("green wall").

*(image above not to scale - for illustration only)



Proposed fence area - 8' x 18' - wide
*(image above not to scale - for illustration only)

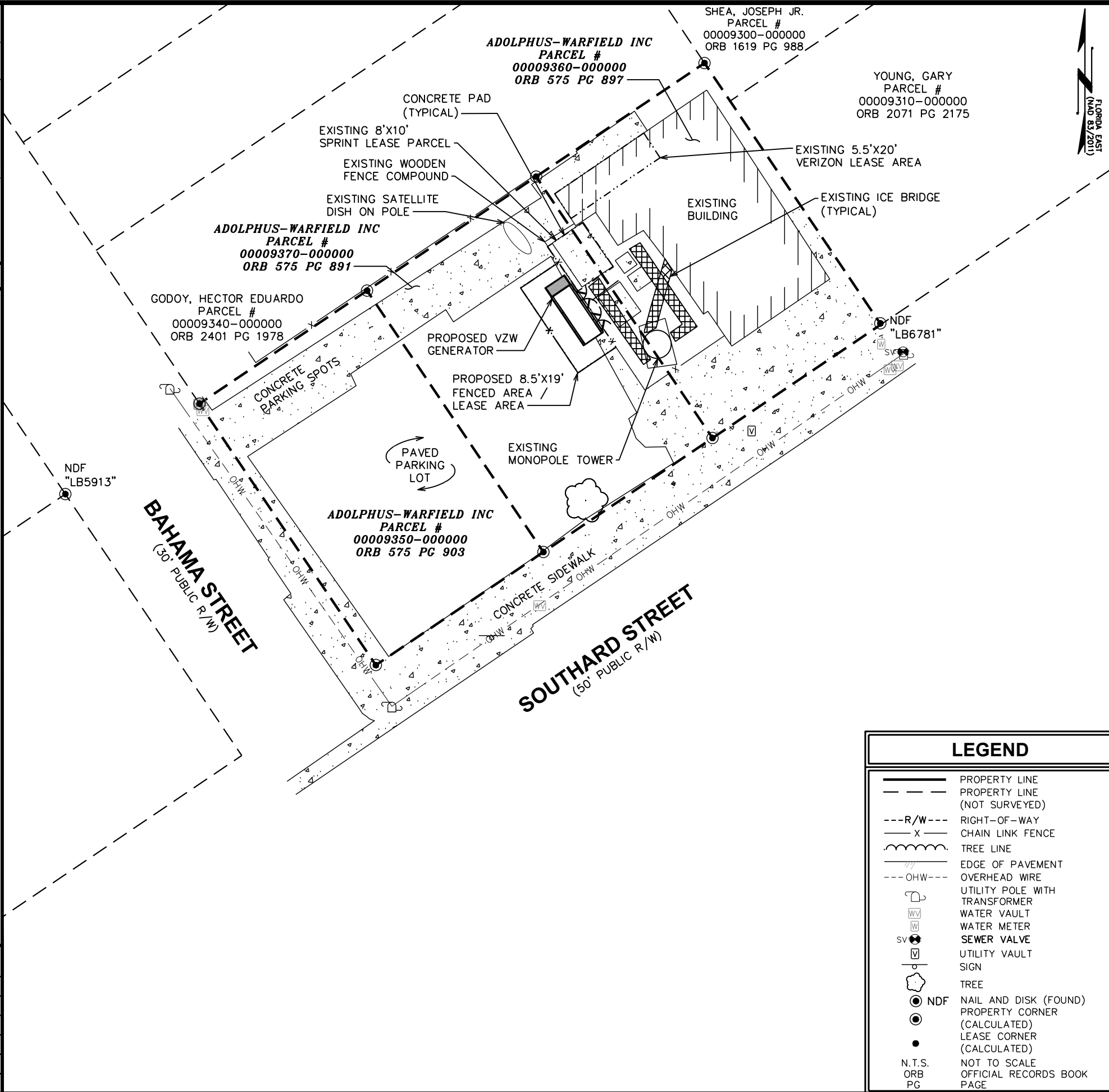
SURVEY



VICINITY MAP n.t.s.

- NOTES:**
1. BASIS OF THE BEARINGS AND COORDINATES IS THE FLORIDA EAST STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM (NAD 83/2011) BASED ON DIFFERENTIAL GPS OBSERVATIONS PERFORMED ON FEBRUARY 10, 2025; TIED TO THE FLORIDA PERMANENT REFERENCE NETWORK, (FPRN), USING REAL-TIME-KINEMATIC (RTK) GPS SYSTEM, INCORPORATING A SPECTRA SP85 GPS RECEIVER AND EXPRESSED IN US SURVEY FEET.
 2. THIS SURVEY IS FOR THE PRELIMINARY PLAT OF PROPOSED TELECOMMUNICATIONS LEASE AREA AND EASEMENT ONLY, TO BE SURVEYED UPON FINAL CONSTRUCTION. THIS SURVEY SHALL NOT BE USED AS AN EXHIBIT OR EVIDENCE IN THE FEE SIMPLE TRANSFER OF THE PARENT PARCEL NOR ANY PORTION OR PORTIONS THEREOF. BOUNDARY INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM TAX MAPS AND DEED DESCRIPTIONS ONLY. NO BOUNDARY SURVEY OF THE PARENT PARCEL WAS PERFORMED, EXCEPT AS PORTIONS SHOWN HEREON.
 3. AREA COMPUTED BY COORDINATE GEOMETRY
 4. DEED REFERENCE: OFFICIAL RECORDS BOOK 575, PAGE 897
 5. PLAT REFERENCE: MAP OF THE CITY OF KEY WEST
 6. PID #: 00009360-000000; 00009370-000000; 00009350-000000
 7. THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS, RIGHTS-OF-WAY, ABANDONMENTS, OR RESTRICTIONS NOT SHOWN AND IS NOT AN ALTA/NSPS LAND TITLE SURVEY. TITLE REPORT WAS FURNISHED TO SURVEYOR ON 02/21/2025. SEE SHEET 3 FOR TITLE REPORT.
 8. ALL PROPERTY OWNERSHIPS WERE TAKEN FROM CURRENT COUNTY TAX MAP RECORDS AND/OR RECORDED PLATS ONLY
 9. BY GRAPHIC DETERMINATION THE SUBJECT PROPERTY LIES IN FLOOD ZONE "X", AREA DETERMINED TO BE OUTSIDE 0.2% CHANCE OF ANNUAL FLOOD BASED UPON FEMA COMMUNITY PANEL# 12087C1516K, EFFECTIVE FEBRUARY 10, 2010.
 10. LESSEE INFORMATION:
VERIZON
4700 EXCHANGE COURT, SUITE 100
BOCA RATON, FLORIDA 33431
 11. PROPERTY OWNER INFORMATION:
ADOLPHUS-WARFIELD INC
513 SOUTHARD STREET
KEY WEST, FLORIDA 33040

REV	DATE	ISSUED FOR	INITIALS
0	02/24/2025	PRELIMINARY	JGP
1	02/24/2025	FINAL	DDS



LEGEND	
— — —	PROPERTY LINE
— — —	PROPERTY LINE (NOT SURVEYED)
---R/W---	RIGHT-OF-WAY
— x —	CHAIN LINK FENCE
~~~~~	TREE LINE
— / —	EDGE OF PAVEMENT
---OHW---	OVERHEAD WIRE
⏏	UTILITY POLE WITH TRANSFORMER
⏏	WATER VAULT
⏏	WATER METER
SV	SEWER VALVE
⏏	UTILITY VAULT
⏏	SIGN
☁	TREE
● NDF	NAIL AND DISK (FOUND)
●	PROPERTY CORNER (CALCULATED)
●	LEASE CORNER (CALCULATED)
●	NOT TO SCALE
N.T.S.	OFFICIAL RECORDS BOOK
ORB	PAGE
PG	

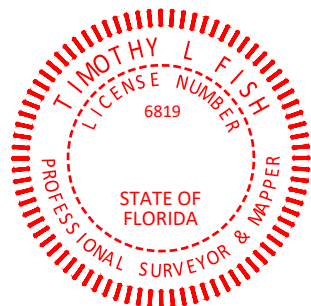


5906 BRECKENRIDGE PARKWAY, SUITE A  
TAMPA, FLORIDA 33610  
COA # LB8217

SHEET #: 1 OF 3 TEP #: 65257

### SITE SURVEY

I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED AND DRAWN UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF FLORIDA STATUTES CHAPTER 177 AND SECTIONS 5J-17.051 OF THE FLORIDA ADMINISTRATIVE CODE.  
CERTIFIED THIS 24TH DAY OF FEBRUARY, 2025.



*Timothy L. Fish*  
TIMOTHY L. FISH, P.S.M.  
LIC. NO. LS6819

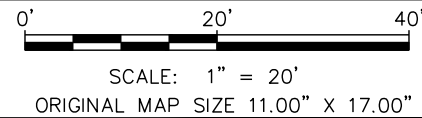
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY (TIMOTHY L. FISH, P.S.M. LS 6819 ON FEBRUARY 24, 2025.) SURVEY MAP AND/OR REPORT OF THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.

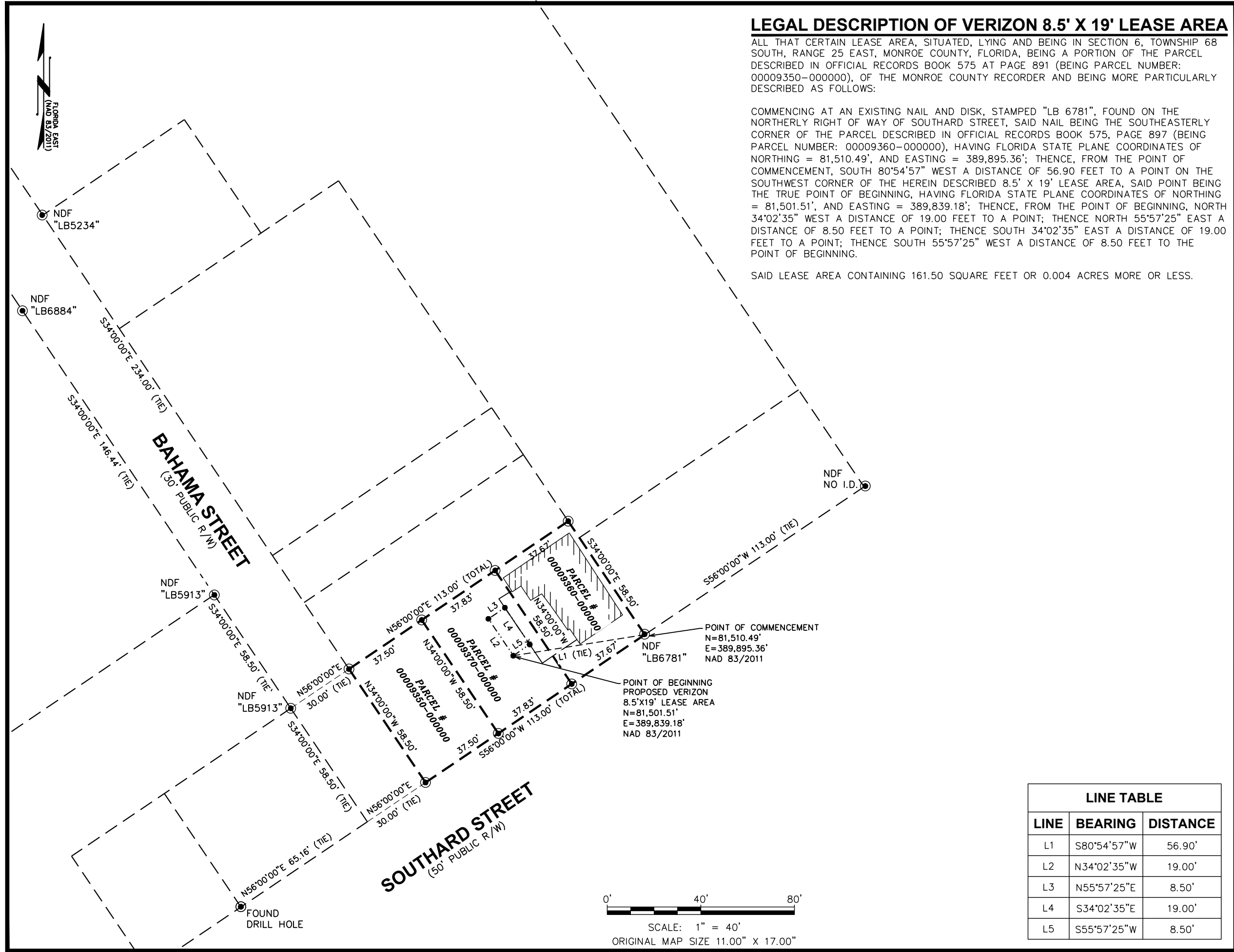
**5000242839**  
**ADOLPHUS**  
**WARFIELD RELO**  
**SEC. 6 - T68S - R25E**  
525 SOUTHARD SREET  
KEY WEST, FL 33040  
MONROE COUNTY  
FLORIDA

SPECIFIC PURPOSE SURVEY PREPARED FOR:



4700 EXCHANGE COURT, SUITE 100  
BOCA RATON, FL 33431  
(561) 995-5539  
FIELD WORK PERFORMED ON: 02/10/25

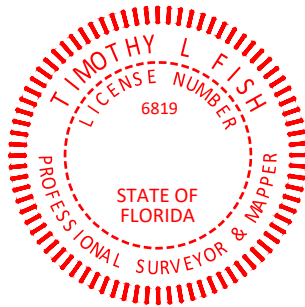




5906 BRECKENRIDGE PARKWAY, SUITE A  
TAMPA, FLORIDA 33610  
COA # LB8217

SHEET #: 2 OF 3 TEP #: 65257

I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED AND DRAWN UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF FLORIDA STATUTES CHAPTER 177 AND SECTIONS 5J-17.051 OF THE FLORIDA ADMINISTRATIVE CODE.  
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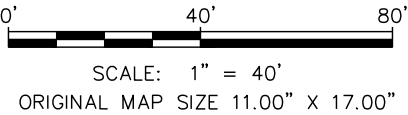
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4700 EXCHANGE COURT, SUITE 100  
BOCA RATON, FL 33431  
(561) 995-5539  
FIELD WORK PERFORMED ON: 02/10/25

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S80°54'57"W	56.90'
L2	N34°02'35"W	19.00'
L3	N55°57'25"E	8.50'
L4	S34°02'35"E	19.00'
L5	S55°57'25"W	8.50'



# PROPOSED DESIGN

VERIZON SITE NUMBER: 5000242839

VERIZON SITE NAME: ADOLPHUS WARFIELD RELO

PROJECT DESCRIPTION: GENERATOR ADD (PERMANENT)

TOWER TYPE: MONOPOLE

SITE ADDRESS: 525 SOUTHARD STREET  
KEY WEST, FL 33040  
(MONROE COUNTY)

JURISDICTION: MONROE COUNTY

PRES  
ENT  
OCCUPANCY TYPE: ONE STORY OFFICE (1700)

CURRENT ZONING: HNC-1

PARCEL ID #: 00009360-000000

PROJECT INFORMATION

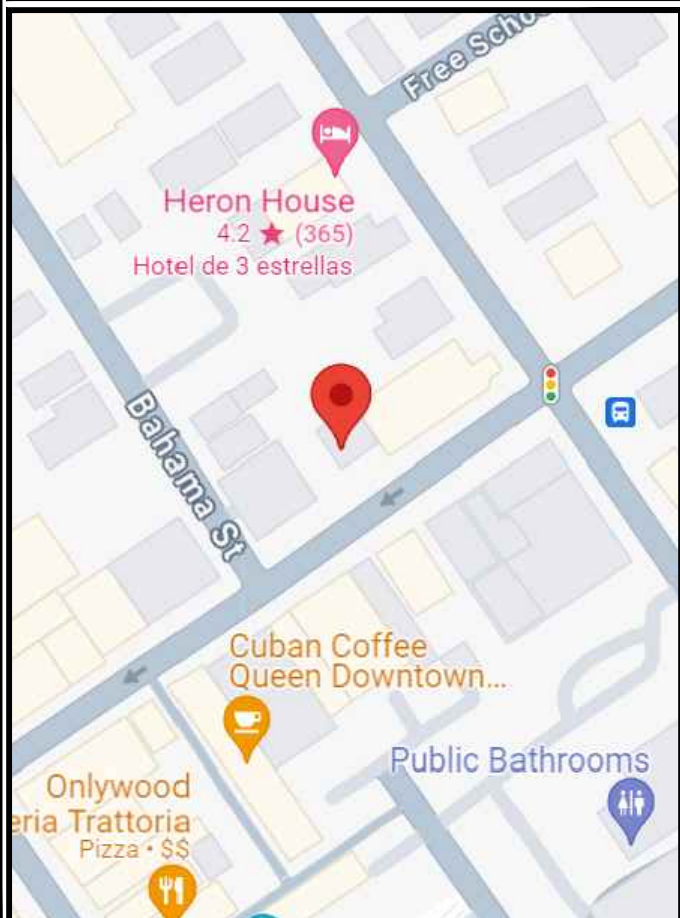
LATITUDE: N 24° 33' 19.72" *

LONGITUDE: W 81° 48' 04.30" *

GROUND ELEVATION: 9.8'± (AMSL) *

*INFORMATION PROVIDED BY GOOGLE EARTH

SITE COORDINATES



LOCATION MAP

verizon

4700 EXCHANGE COURT, SUITE 100  
BOCA RATON, FL 33431  
(561) 995-5539

VZW SITE #: 5000242839

VZW SITE NAME: ADOLPHUS WARFIELD RELO (PERMANENT)

525 SOUTHARD STREET  
KEY WEST, FL 33040

LESSEE:

NAME: VERIZON WIRELESS  
ADDRESS: 4700 EXCHANGE COURT, SUITE 100  
CITY, STATE, ZIP: BOCA RATON, FL 33431  
CONTACT: KATHLEEN LAMBKIN-CICERO  
PHONE: (561) 995-5539

TOWER OWNER:

NAME: ADOLPHUS-WARFIELD INC  
ADDRESS: 513 SOUTHARD STREET  
CITY, STATE, ZIP: KEY WEST, FL 33040  
CONTACT: CUSTOMER SERVICE  
PHONE: UNKNOWN

SURVEYOR:

NAME: N/A  
ADDRESS: N/A  
CITY, STATE, ZIP: N/A  
CONTACT: N/A  
PHONE: N/A

CIVIL ENGINEER:

NAME: TEP OpCo, LLC  
ADDRESS: 326 TRYON ROAD  
CITY, STATE, ZIP: RALEIGH, NC 27603-3530  
CONTACT: JOSHUA H. CARDEN, P.E.  
PHONE: (919) 661-6351

ELECTRICAL ENGINEER:

NAME: TEP OpCo, LLC  
ADDRESS: 326 TRYON ROAD  
CITY, STATE, ZIP: RALEIGH, NC 27603-3530  
CONTACT: JOSHUA H. CARDEN, P.E.  
PHONE: (919) 661-6351

PROPERTY OWNER:

NAME: ADOLPHUS-WARFIELD INC  
ADDRESS: 513 SOUTHARD STREET  
CITY, STATE, ZIP: KEY WEST, FL 33040  
CONTACT: CUSTOMER SERVICE  
PHONE: UNKNOWN

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING:

1. 2023 FLORIDA BUILDING CODE, 8TH EDITION

2. LOCAL BUILDING CODE

3. ANSI/TIA-222-H-2-2017

4. 2020 NATIONAL ELECTRIC CODE

5. CITY/COUNTY ORDINANCES

UTILITIES:

POWER COMPANY: KEYS ENERGY SERVICES  
CONTACT: CUSTOMER SERVICE  
PHONE: (305) 295-100  
METER # NEAR SITE: 54 367 743

TELEPHONE COMPANY: UNKNOWN  
CONTACT: UNKNOWN  
PHONE: UNKNOWN  
PHONE # NEAR SITE: (305) 998-4801  
PEDESTAL # NEAR SITE: UNKNOWN

THE PURPOSE OF THIS PROJECT IS AS FOLLOWS:

GROUND SCOPE OF WORK:

• REMOVE (1) MOBILE 60kW DIESEL GENERATOR (TEMPORARY)

• REMOVE COMPOUND FENCE (AS SHOWN IN PLANS)

• REMOVE GENERATOR PAD (TEMPORARY)

• INSTALL (1) 200kW DIESEL GENERATOR

• INSTALL 8'-0"x18'-0" GENERATOR PAD (PERMANENT)

• INSTALL FENCE WITH SCREENING (AS SHOWN IN PLANS)

SCOPE OF WORK

SHEET	DESCRIPTION	REV
T-1	TITLE SHEET	4
N-1	PROJECT NOTES	2
-	SITES SURVEY (3 PAGES)	-
C-1	SITE PLAN	4
C-1A	EXISTING EQUIPMENT LAYOUT	3
C-1B	INSTALLATION EQUIPMENT LAYOUT	4
C-1C	PROPOSED EQUIPMENT LAYOUT	4
C-2	GENERATOR DETAILS	2
C-3	FOUNDATION NOTES & DETAILS	3
E-1	ELECTRICAL NOTES	2
E-2	MAIN PANEL SCHEDULE	2
E-2A	SUB-FEED PANEL SCHEDULE	2
E-3	ONE-LINE DIAGRAM	2
E-3A	ONE-LINE DIAGRAM	4
E-4	POWER ROUTING PLAN	4
E-5	GROUNDING PLAN	2
G-1	GROUNDING DETAILS	2

INDEX OF SHEETS

PLANS PREPARED BY:

TEP

326 TRYON ROAD  
RALEIGH, NC 27603-3530  
OFFICE: (919) 661-6351 www.tepgroup.net  
FL COA # 31011

4	04-24-25	CONSTRUCTION
3	03-31-25	CONSTRUCTION
2	02-26-25	CONSTRUCTION
1	02-05-25	PRELIMINARY
0	12-11-24	PRELIMINARY
REV	DATE	ISSUED FOR:

DRAWN BY: SKK

CHECKED BY: JHJ

DIGITAL SEAL:

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JOSHUA H. CARDEN ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SEAL:

TEP OpCo, LLC FL COA # 31011

JOSHUA H. CARDEN

LICENSE

No 83511

STATE OF FLORIDA

PROFESSIONAL ENGINEER

April 24, 2025

SHEET NUMBER:

REVISION:

T-1

4

TEP#: 65257.956655

TEP IS A FAMILY OF COMPANIES LICENSED TO PROVIDE DIFFERENT SERVICES IN DIFFERENT JURISDICTIONS. DEPENDING ON THE JURISDICTION, PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES ARE PROVIDED BY TEP OP CO LLC, A DELAWARE LIMITED LIABILITY COMPANY, TEP ENGINEERING, PLLC, A NORTH CAROLINA PROFESSIONAL LIMITED LIABILITY COMPANY, OR M&H ENGINEERING, PLLC, A NEW YORK PROFESSIONAL LIMITED LIABILITY COMPANY. GENERAL CONTRACTOR SERVICES ARE PROVIDED BY TEP DB OP CO LLC, A DELAWARE LIMITED LIABILITY COMPANY. WE ACQUIRE THE REQUIRED LICENSES IN EACH STATE. ADDITIONAL INFORMATION CAN BE OBTAINED FROM THE COMPANY.

PROJECT NOTES:

1. ALL REFERENCES TO THE OWNER AND/OR LESSEE IN THESE DOCUMENTS SHALL BE CONSIDERED VERIZON OR ITS DESIGNATED REPRESENTATIVE.
2. WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE 2023 FLORIDA BUILDING CODE, 8TH EDITION.
3. UNLESS SHOWN OR NOTED OTHERWISE ON THE CONTRACT DRAWINGS, OR IN THE SPECIFICATIONS, THE FOLLOWING NOTES SHALL APPLY TO THE MATERIALS LISTED HEREIN, AND TO THE PROCEDURES TO BE USED ON THIS PROJECT.
4. ALL HARDWARE ASSEMBLY MANUFACTURER’S INSTRUCTIONS SHALL BE FOLLOWED EXACTLY AND SHALL SUPERSEDE ANY CONFLICTING NOTES ENCLOSED HEREIN.
5. ALL DIMENSIONS, ELEVATIONS, AND EXISTING CONDITIONS SHOWN ON THE DRAWINGS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO BEGINNING ANY MATERIALS ORDERING, FABRICATION OR CONSTRUCTION WORK ON THIS PROJECT. CONTRACTOR SHALL NOT SCALE CONTRACT DRAWINGS IN LIEU OF FIELD VERIFICATIONS. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND THE OWNER’S ENGINEER. THE DISCREPANCIES MUST BE RESOLVED BEFORE THE CONTRACTOR IS TO PROCEED WITH THE WORK. THE CONTRACT DOCUMENTS DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY THE OWNER AND/OR THE ENGINEER SHALL NOT INCLUDE INSPECTION OF THE PROTECTIVE MEASURES OR THE PROCEDURES.
6. ALL MATERIALS AND EQUIPMENT FURNISHED SHALL BE NEW AND OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. ANY AND ALL SUBSTITUTIONS MUST BE PROPERLY APPROVED AND AUTHORIZED IN WRITING BY THE OWNER AND ENGINEER PRIOR TO INSTALLATION. THE CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE AS TO THE KIND AND QUALITY OF THE MATERIALS AND EQUIPMENT BEING SUBSTITUTED.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THIS PROJECT AND RELATED WORK COMPLIES WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL SAFETY CODES AND REGULATIONS GOVERNING THIS WORK.
8. ACCESS TO THE PROPOSED WORK SITE MAY BE RESTRICTED. THE CONTRACTOR SHALL COORDINATE INTENDED CONSTRUCTION ACTIVITY, INCLUDING WORK SCHEDULE AND MATERIALS ACCESS, WITH THE RESIDENT LEASING AGENT FOR APPROVAL.
9. ALL PERMITS THAT MUST BE OBTAINED ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR WILL BE RESPONSIBLE FOR ABIDING BY ALL CONDITIONS AND REQUIREMENTS OF THE PERMITS.
10. IF APPLICABLE, ALL CONCRETE WORK SHALL COMPLY TO LOCAL CODES AND THE ACI 318–14, "BUILDING REQUIREMENTS FOR STRUCTURAL CONCRETE".
11. ALL TOWER DIMENSIONS SHALL BE VERIFIED WITH THE PLANS (LATEST REVISION) PRIOR TO COMMENCING CONSTRUCTION. NOTIFY THE ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE DISCOVERED. A DESIGNATED RESPONSIBLE EMPLOYEE SHALL BE AVAILABLE FOR CONTACT BY GOVERNING AGENCY INSPECTORS.
12. ALL TOWER MODIFICATION WORK SHALL BE IN ACCORDANCE WITH TIA–1019–A STANDARD FOR INSTALLATION, ALTERATION AND MAINTENANCE OF ANTENNA SUPPORTING STRUCTURES AND ANTENNAS.

PLANS PREPARED FOR:



4700 EXCHANGE COURT, SUITE 100  
BOCA RATON, FL 33431  
(561) 995–5539

PROJECT INFORMATION:

VZW SITE #: 5000242839  
VZW SITE NAME:  
ADOLPHUS  
WARFIELD RELO  
525 SOUTHARD STREET  
KEY WEST, FL 33040  
(MONROE COUNTY)

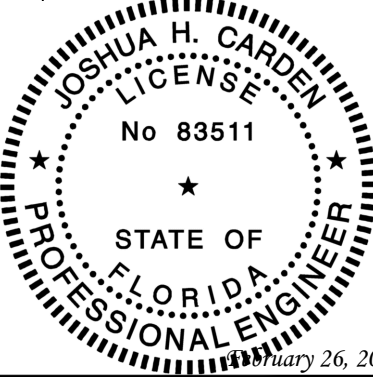
PLANS PREPARED BY:



326 TRYON ROAD  
RALEIGH, NC 27603-3530  
OFFICE: (919) 661-6351 www.tepgroup.net  
FL COA # 31011

DIGITAL SEAL:  
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SEAL:  
TEP OpCo, LLC FL COA # 31011

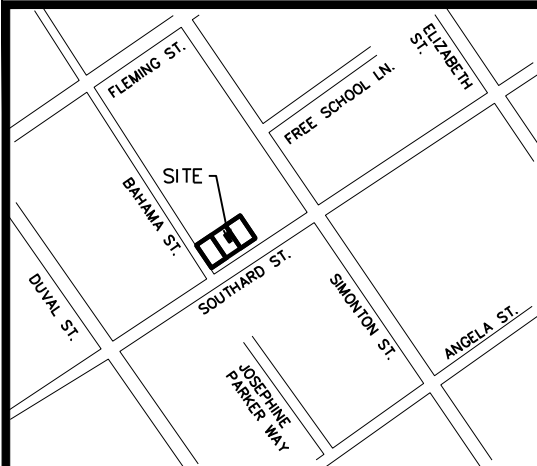


2	02-26-25	CONSTRUCTION
1	02-05-25	PRELIMINARY
REV	DATE	ISSUED FOR:

DRAWN BY: SKK CHECKED BY: JHJ

SHEET TITLE:  
  
PROJECT  
NOTES

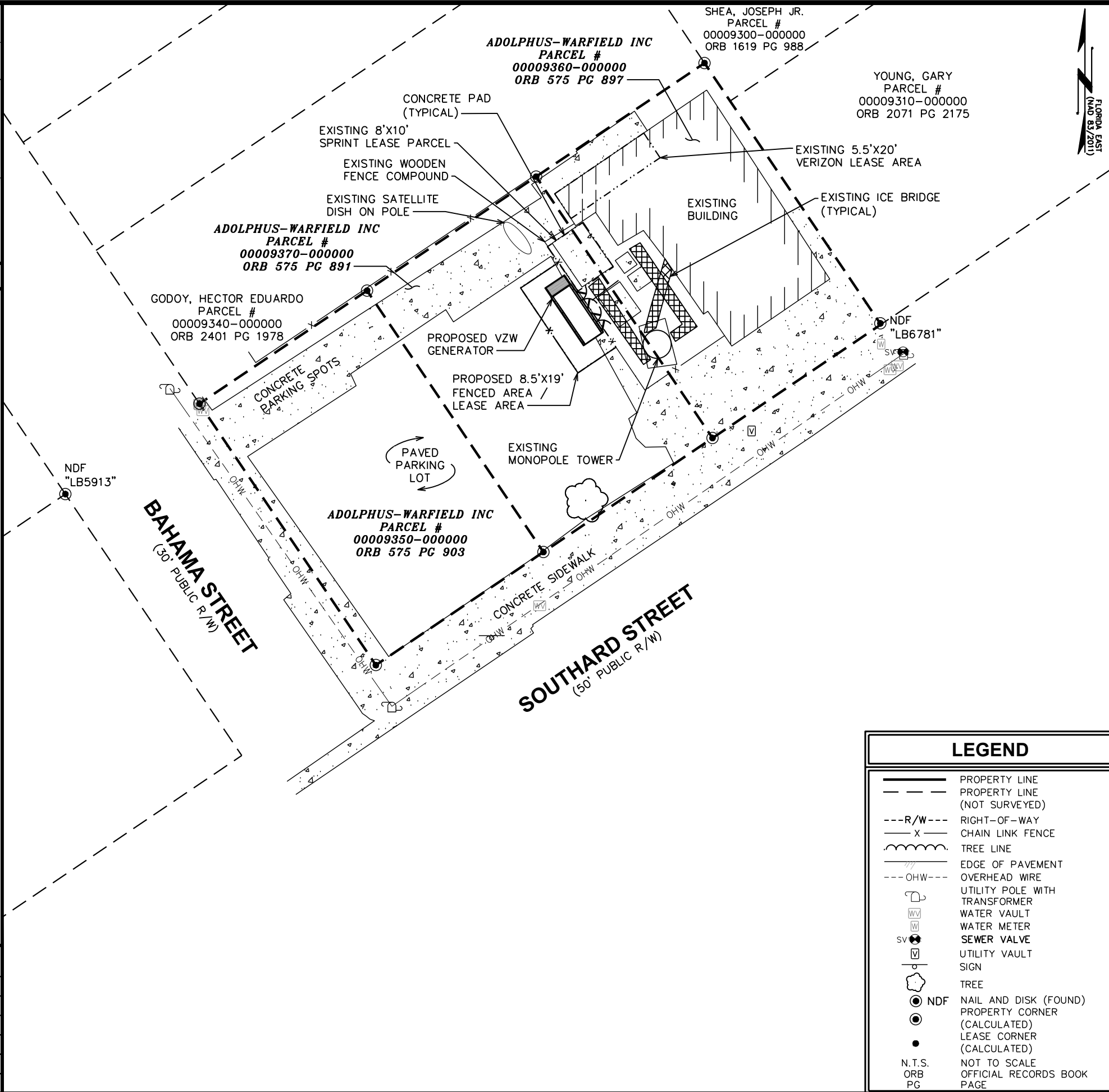
SHEET NUMBER: N-1	REVISION: 2 TEP#: 65257.956655
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## VICINITY MAP n.t.s.

- NOTES:**
1. BASIS OF THE BEARINGS AND COORDINATES IS THE FLORIDA EAST STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM (NAD 83/2011) BASED ON DIFFERENTIAL GPS OBSERVATIONS PERFORMED ON FEBRUARY 10, 2025; TIED TO THE FLORIDA PERMANENT REFERENCE NETWORK, (FPRN), USING REAL-TIME-KINEMATIC (RTK) GPS SYSTEM, INCORPORATING A SPECTRA SP85 GPS RECEIVER AND EXPRESSED IN US SURVEY FEET.
  2. THIS SURVEY IS FOR THE PRELIMINARY PLAT OF PROPOSED TELECOMMUNICATIONS LEASE AREA AND EASEMENT ONLY, TO BE SURVEYED UPON FINAL CONSTRUCTION. THIS SURVEY SHALL NOT BE USED AS AN EXHIBIT OR EVIDENCE IN THE FEE SIMPLE TRANSFER OF THE PARENT PARCEL NOR ANY PORTION OR PORTIONS THEREOF. BOUNDARY INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM TAX MAPS AND DEED DESCRIPTIONS ONLY. NO BOUNDARY SURVEY OF THE PARENT PARCEL WAS PERFORMED, EXCEPT AS PORTIONS SHOWN HEREON.
  3. AREA COMPUTED BY COORDINATE GEOMETRY
  4. DEED REFERENCE: OFFICIAL RECORDS BOOK 575, PAGE 897
  5. PLAT REFERENCE: MAP OF THE CITY OF KEY WEST
  6. PID #: 00009360-000000; 00009370-000000; 00009350-000000
  7. THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS, RIGHTS-OF-WAY, ABANDONMENTS, OR RESTRICTIONS NOT SHOWN AND IS NOT AN ALTA/NSPS LAND TITLE SURVEY. TITLE REPORT WAS FURNISHED TO SURVEYOR ON 02/21/2025. SEE SHEET 3 FOR TITLE REPORT.
  8. ALL PROPERTY OWNERSHIPS WERE TAKEN FROM CURRENT COUNTY TAX MAP RECORDS AND/OR RECORDED PLATS ONLY
  9. BY GRAPHIC DETERMINATION THE SUBJECT PROPERTY LIES IN FLOOD ZONE "X", AREA DETERMINED TO BE OUTSIDE 0.2% CHANCE OF ANNUAL FLOOD BASED UPON FEMA COMMUNITY PANEL# 12087C1516K, EFFECTIVE FEBRUARY 10, 2010.
  10. LESSEE INFORMATION:  
VERIZON  
4700 EXCHANGE COURT, SUITE 100  
BOCA RATON, FLORIDA 33431
  11. PROPERTY OWNER INFORMATION:  
ADOLPHUS-WARFIELD INC  
513 SOUTHARD STREET  
KEY WEST, FLORIDA 33040

REV	DATE	ISSUED FOR	INITIALS
0	02/24/2025	PRELIMINARY	JGP
1	02/24/2025	FINAL	DDS



LEGEND	
— — —	PROPERTY LINE
— — —	PROPERTY LINE (NOT SURVEYED)
---R/W---	RIGHT-OF-WAY
— X —	CHAIN LINK FENCE
~~~~~	TREE LINE
—/—/—	EDGE OF PAVEMENT
---OHW---	OVERHEAD WIRE
⏏	UTILITY POLE WITH TRANSFORMER
⏏	WATER VAULT
⏏	WATER METER
SV	SEWER VALVE
⏏	UTILITY VAULT
⏏	SIGN
☁	TREE
● NDF	NAIL AND DISK (FOUND)
●	PROPERTY CORNER (CALCULATED)
●	LEASE CORNER (CALCULATED)
●	NOT TO SCALE
N.T.S.	OFFICIAL RECORDS BOOK
ORB	PAGE
PG	

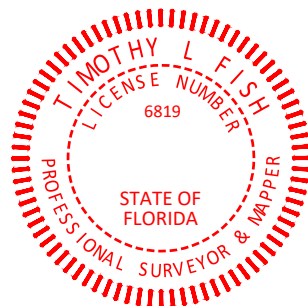


5906 BRECKENRIDGE PARKWAY, SUITE A
TAMPA, FLORIDA 33610
COA # LB8217

SHEET #: 1 OF 3 TEP #: 65257

SITE SURVEY

I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED AND DRAWN UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF FLORIDA STATUTES CHAPTER 177 AND SECTIONS 5J-17.051 OF THE FLORIDA ADMINISTRATIVE CODE.
CERTIFIED THIS 24TH DAY OF FEBRUARY, 2025.



Timothy L. Fish
TIMOTHY L. FISH, P.S.M.
LIC. NO. LS6819

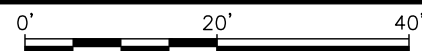
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY (TIMOTHY L. FISH, P.S.M. LS 6819 ON FEBRUARY 24, 2025.) SURVEY MAP AND/OR REPORT OF THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.

5000242839
ADOLPHUS
WARFIELD RELO
SEC. 6 - T68S - R25E
525 SOUTHARD SREET
KEY WEST, FL 33040
MONROE COUNTY
FLORIDA

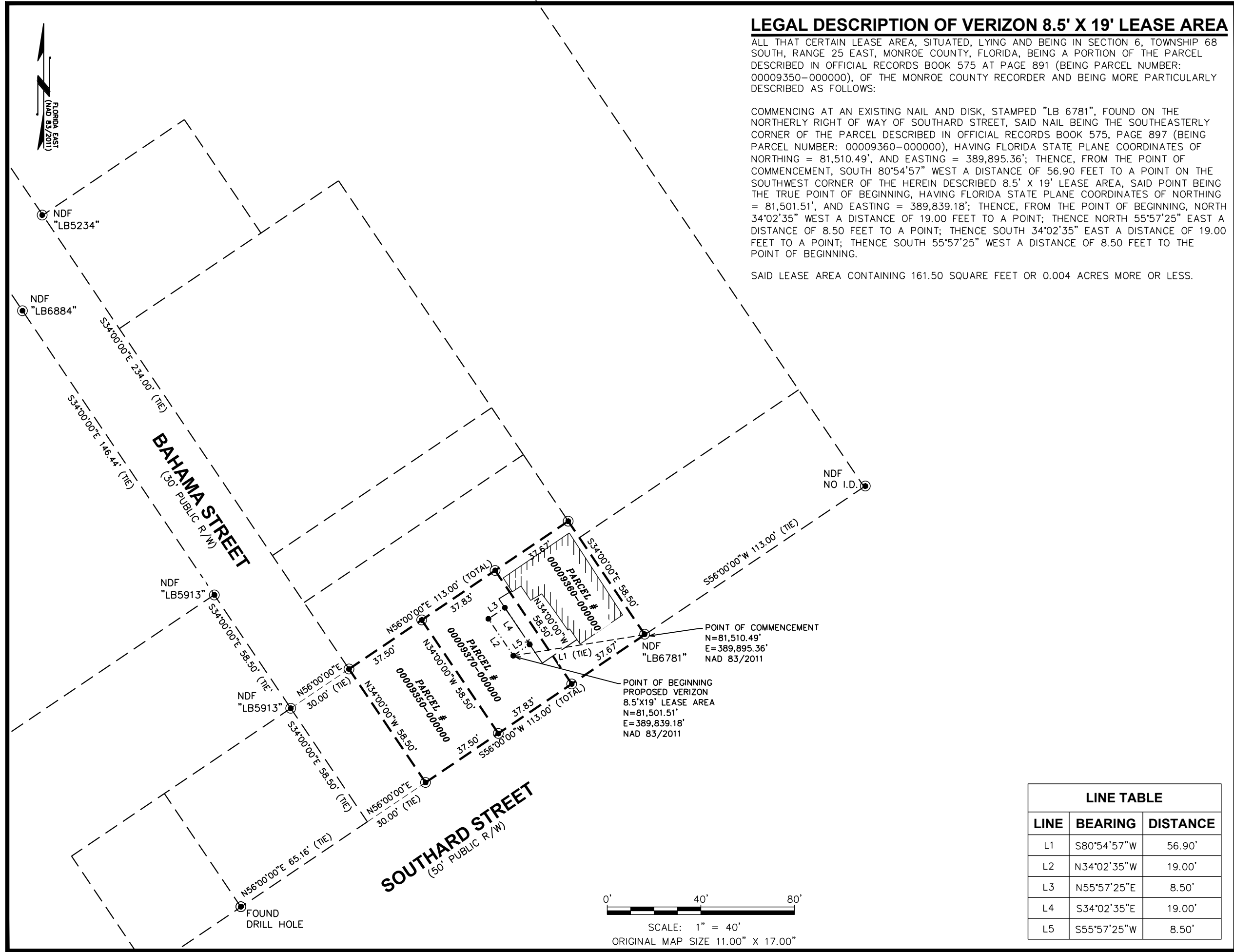
SPECIFIC PURPOSE SURVEY PREPARED FOR:



4700 EXCHANGE COURT, SUITE 100
BOCA RATON, FL 33431
(561) 995-5539
FIELD WORK PERFORMED ON: 02/10/25



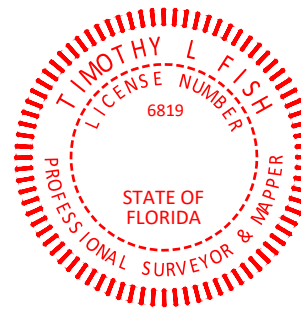
SCALE: 1" = 20'
ORIGINAL MAP SIZE 11.00" X 17.00"



5906 BRECKENRIDGE PARKWAY, SUITE A
TAMPA, FLORIDA 33610
COA # LB8217

SHEET #: 2 OF 3 TEP #: 65257

I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED AND DRAWN UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF FLORIDA STATUTES CHAPTER 177 AND SECTIONS 5J-17.051 OF THE FLORIDA ADMINISTRATIVE CODE.
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Timothy L. Fish
TIMOTHY L. FISH, P.S.M.

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5000242839
ADOLPHUS
WARFIELD RELO
SEC. 6 - T68S - R25E
525 SOUTHARD SREET
KEY WEST, FL 33040
MONROE COUNTY
FLORIDA

SPECIFIC PURPOSE SURVEY PREPARED FOR:



4700 EXCHANGE COURT, SUITE 100
BOCA RATON, FL 33431
(561) 995-5539
FIELD WORK PERFORMED ON: 02/10/25

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S80°54'57"W	56.90'
L2	N34°02'35"W	19.00'
L3	N55°57'25"E	8.50'
L4	S34°02'35"E	19.00'
L5	S55°57'25"W	8.50'

0' 40' 80'
SCALE: 1" = 40'
ORIGINAL MAP SIZE 11.00" X 17.00"

SCHEDULE B - SECTION II EXCEPTIONS

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE
COMMITMENT NO: FL2502188
COMMITMENT EFFECTIVE DATE: JANUARY 14, 2025
SCHEDULE B – SECTION II

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I–REQUIREMENTS ARE MET. (AFFECT PARENT PARCEL. NONE OBSERVED.)
2. TAXES AND ASSESSMENTS FOR THE YEAR 2025 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE. (AFFECT PARENT PARCEL. NOT SURVEY RELATED.)
3. STANDARD EXCEPTIONS:

A. EASEMENTS, CLAIMS OF EASEMENTS, BOUNDARY LINE DISPUTES, OVERLAPS, ENCROACHMENTS OR OTHER MATTERS NOT SHOWN BY THE PUBLIC RECORDS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OF THE LAND.

B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.

C. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIALS HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.

D. TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS IN THE PUBLIC RECORDS. (AFFECT PARENT PARCEL. ITEMS DO NOT AFFECT THIS SURVEY.)
4. ANY CLAIM THAT ANY PORTION OF THE INSURED LAND IS SOVEREIGN LANDS OF THE STATE OF FLORIDA, INCLUDING SUBMERGED, FILLED OR ARTIFICIALLY EXPOSED LANDS ACCRETED TO SUCH LAND. (AFFECT PARENT PARCEL. DOES NOT AFFECT THIS SURVEY.)
5. ANY LIEN PROVIDED BY CHAPTER 159, FLORIDA STATUTES, IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY FOR UNPAID SERVICE CHARGES FOR SERVICE BY ANY WATER, SEWER OR GAS SYSTEM SUPPLYING THE INSURED LAND. (AFFECT PARENT PARCEL. DOES NOT AFFECT THIS SURVEY.)
6. SUBJECT TO CODE OF ORDINANCES OF THE CITY OF KEY WEST, SECTION 74, WHICH PROVIDES FOR THE ASSESSMENT AND COLLECTION OF SEWER CHARGES. (AFFECT PARENT PARCEL. DOES NOT AFFECT THIS SURVEY.)
7. SUBJECT TO UNRECORDED CITY ORDINANCE NO. 81–43 AND AMENDMENT 82–5 THEREOF, WHICH PROVIDES FOR THE ASSESSMENT AND COLLECTION OF WASTE IN THE CITY OF KEY WEST, FLORIDA. (AFFECT PARENT PARCEL. DOES NOT AFFECT THIS SURVEY.)
8. CITY OF KEY WEST AREA OF CRITICAL STATE CONCERN, RULE 27F–15 OF THE FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE ADMINISTRATION COMMISSION PURSUANT TO SECTION 380.05, F.S., ON FEBRUARY 7, 1984, EFFECTIVE FEBRUARY 28, 1984 RECORDED IN OFFICIAL RECORDS BOOK 906, PAGE 200. (AFFECT PARENT PARCEL. DOES NOT AFFECT THIS SURVEY.)
9. TERMS AND PROVISIONS SET FORTH IN COMMUNICATIONS SITE LEASE AGREEMENT DATED AUGUST 23, 2005 BY AND BETWEEN ADOLPHUS–WARFIELD, INC., A FLORIDA CORPORATION, LESSOR, AND NEXTEL SOUTH CORP., A GEORGIA CORPORATION, LESSEE, AS MEMORIALIZED BY MEMORANDUM OF AGREEMENT RECORDED DECEMBER 8, 2005 IN OFFICIAL RECORDS BOOK 2185, PAGE 1049. (AFFECT PARENT PARCEL. BLANKET RIGHTS.)
10. TERMS AND PROVISIONS SET FORTH IN TOWER LEASE AGREEMENT DATED AUGUST 1, 2013 BY AND BETWEEN ADOLPHUS–WARFIELD, INC., A FLORIDA CORPORATION, LESSOR, AND VERIZON WIRELESS PERSONAL COMMUNICATIONS LP, A DELAWARE LIMITED PARTNERSHIP D/B/A VERIZON WIRELESS, LESSEE, AS MEMORIALIZED BY MEMORANDUM OF TOWER LEASE AGREEMENT RECORDED DECEMBER 17, 2013 IN OFFICIAL RECORDS BOOK 2663, PAGE 1046. (AFFECT PARENT PARCEL.)
11. TERMS, COVENANTS, CONDITIONS AND OTHER MATTERS CONTAINED IN ANY UNRECORDED LEASE(S) AND ALL RIGHTS THEREUNDER OF THE LESSEE(S) AND OF ANY PERSON CLAIMING BY, THROUGH OR UNDER THE LESSEE(S). (AFFECT PARENT PARCEL. SPRINT LEASE PARCEL, AS SHOWN HEREON)

TITLE LEGAL DESCRIPTION (AS FURNISHED)

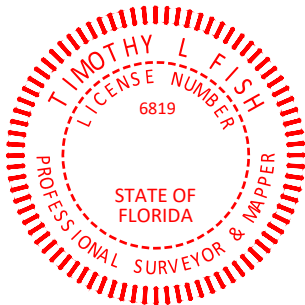
ON THE ISLAND OF KEY WEST, KNOWN ON WILLIAM A. WHITEHEAD’S MAP OF SAID ISLAND, DELINEATED IN FEBRUARY, A.D. 1829, AS A PART OF LOT 1, IN SQUARE 50, BUT NOW BETTER KNOWN AS A PART OF SUBDIVISION 16 ACCORDING TO GORDON’S DIAGRAM OF SAID SQUARE 50, RECORDED IN DEED BOOK F, PAGE 131, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, ALSO KNOWN ON CHARLES W. TIFT’S MAP OF THE CITY OF KEY WEST, DELINEATED IN JULY, 1874, AS PART OF SUBDIVISION 16, LOT 1, SQUARE 50. SAID LOT BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS: COMMENCING AT A POINT ON THE NORTHWESTERLY SIDE OF SOUTHARD STREET A DISTANCE OF 75 FEET, 4 INCHES FROM THE CORNER OF BAHAMA AND SOUTHARD STREETS, AND RUNNING THENCE IN A NORTHEASTERLY DIRECTION ALONG SOUTHARD STREET 37 FEET, 8 INCHES; THENCE AT RIGHT ANGLES IN A NORTHWESTERLY DIRECTION 58 FEET, 6 INCHES; THENCE AT RIGHT ANGLES IN A SOUTHWESTERLY DIRECTION 37 FEET, 8 INCHES; THENCE AT RIGHT ANGLES IN A SOUTHEASTERLY DIRECTION 58 FEET, 6 INCHES BACK TO THE POINT OF BEGINNING.



5906 BRECKENRIDGE PARKWAY, SUITE A
TAMPA, FLORIDA 33610
COA # LB8217

SHEET #: 3 OF 3 TEP #: 65257

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CERTIFIED THIS 24TH DAY OF FEBRUARY, 2025.



Timothy L. Fish
TIMOTHY L. FISH, P.S.M

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5000242839
ADOLPHUS
WARFIELD RELO
SEC. 6 - T68S - R25E

525 SOUTHARD SREET
KEY WEST, FL 33040
MONROE COUNTY
FLORIDA

SPECIFIC PURPOSE SURVEY PREPARED FOR:



4700 EXCHANGE COURT, SUITE 100
BOCA RATON, FL 33431
(561) 995–5539
FIELD WORK PERFORMED ON: 02/10/25

REV	DATE	ISSUED FOR	INITIALS
0	02/24/2025	PRELIMINARY	JGP
1	02/24/2025	FINAL	DDS

N.T.S.
ORIGINAL MAP SIZE 11.00” X 17.00”

NOTES:

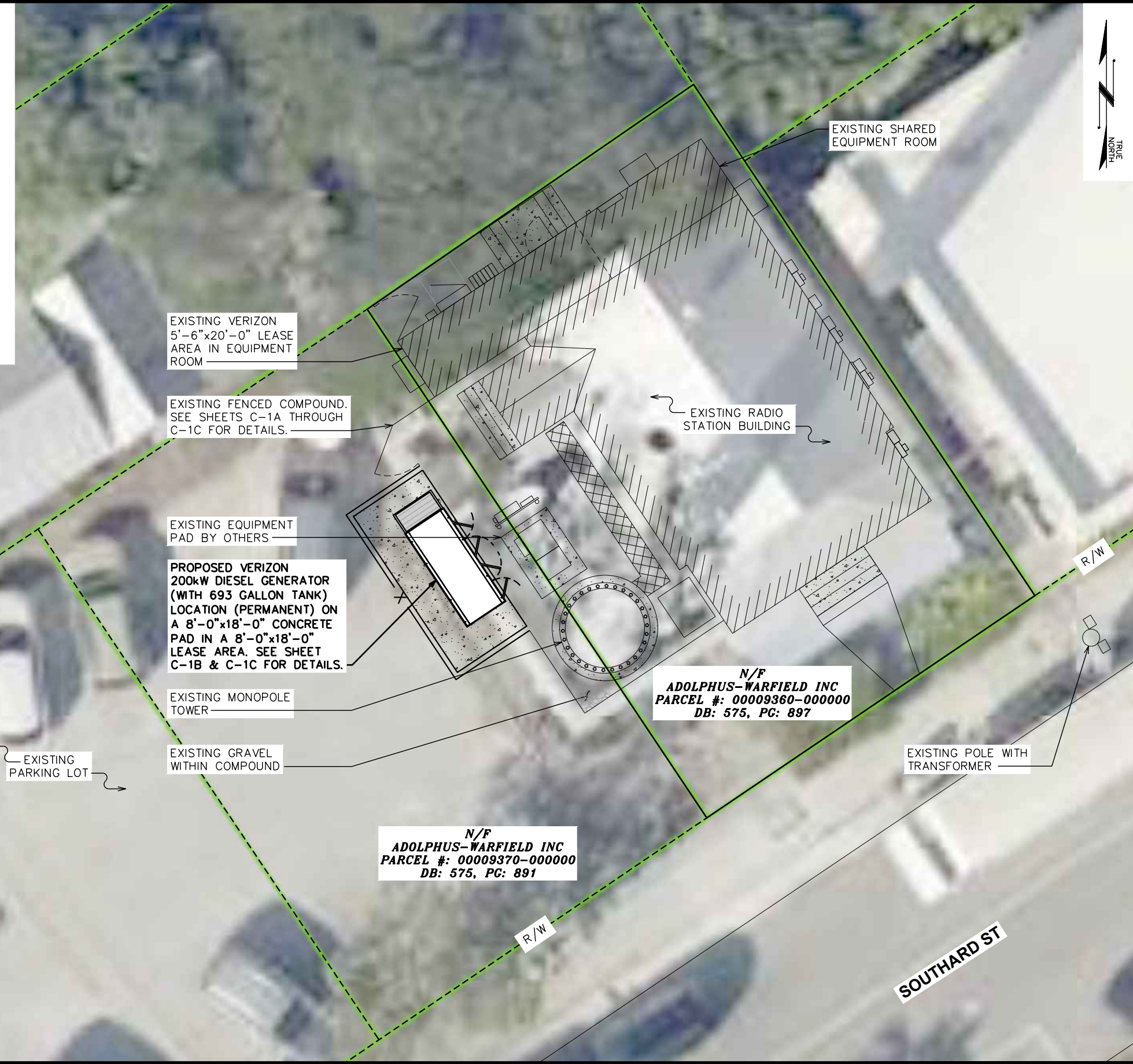
1. SITE PLAN SHOWN BELOW WAS REPRODUCED FROM INFORMATION PROVIDED BY MONROE COUNTY GIS. CONTRACTOR TO VERIFY ALL EXISTING INFORMATION IS AS INDICATED ON SITE PLAN. CONTRACTOR IS TO ESTABLISH THE EXISTENCE AND LOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES. IMMEDIATELY NOTIFY THE CONSTRUCTION MANAGER OF ANY DISCREPANCIES.
2. EXISTING INFORMATION INDICATED ON THE SITE PLAN SHOWN WAS REPRODUCED FROM MAPS PROVIDED BY MONROE COUNTY GIS. TEP DOES NOT GUARANTEE, OR ENSURE THE PRECISION, ACCURACY OR CORRECTNESS AND ASSUMES NO RESPONSIBILITY OR LIABILITY FOR DAMAGES, LOSS OF REVENUE, OR INJURY THAT MIGHT OCCUR.
3. TOWER LOCATED IN FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE OF ANNUAL FLOOD BASED UPON FEMA COMMUNITY PANEL# 12087C1516K, EFFECTIVE FEBRUARY 18, 2005.

SITE DATA TABLE	
	IMPERVIOUS AREA SQ. FT.
TEMPORARY GENERATOR	125
PERMANENT GENERATOR WITHOUT THE FENCE	144
PERMANENT GENERATOR WITH THE FENCE	161.5

LEGEND	
	EXIST. PROPERTY LINE
	ADJ. PROPERTY LINE
	PROPERTY CORNER
	LEASE/EASE. CORNER
	RIGHT-OF-WAY
	LATTICE FENCE

SITE PLAN

SCALE: 3/32" = 1'-0"



PLANS PREPARED FOR:



4700 EXCHANGE COURT, SUITE 100
BOCA RATON, FL 33431
(561) 995-5539

PROJECT INFORMATION:

VZW SITE #: 5000242839

VZW SITE NAME:

ADOLPHUS

WARFIELD RELO

525 SOUTHARD STREET
KEY WEST, FL 33040
(MONROE COUNTY)

PLANS PREPARED BY:



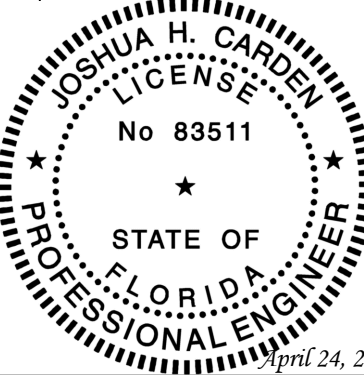
326 TRYON ROAD
RALEIGH, NC 27603-3530
OFFICE: (919) 661-6351 www.tepgroup.net
FL COA # 31011

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SEAL:

TEP OpCo, LLC FL COA # 31011



4	04-24-25	CONSTRUCTION
3	03-31-25	CONSTRUCTION
REV	DATE	ISSUED FOR:

DRAWN BY: SKK CHECKED BY: JHJ

SHEET TITLE:

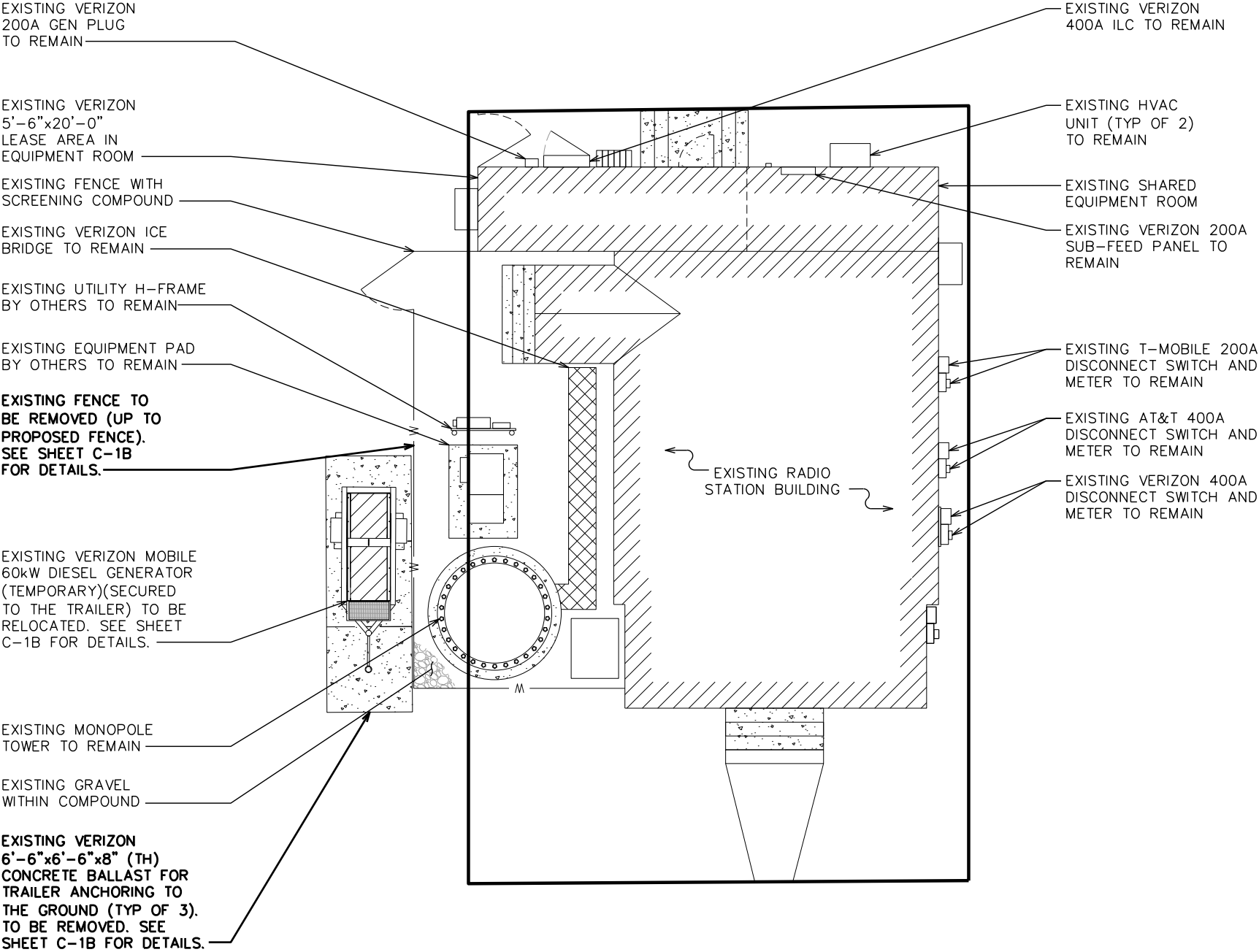
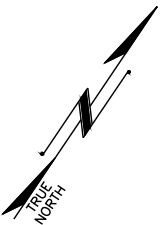
SITE PLAN

SHEET NUMBER:	REVISION:
C-1	4
TEP#: 65257.956655	



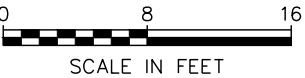
NOTE:

EQUIPMENT LAYOUT SHOWN BELOW BASED ON DOCUMENTS PROVIDED BY VERIZON WIRELESS.



EXISTING EQUIPMENT LAYOUT

SCALE: 3/32" = 1'-0"



PLANS PREPARED FOR:



4700 EXCHANGE COURT, SUITE 100
BOCA RATON, FL 33431
(561) 995-5539

PROJECT INFORMATION:

VZW SITE #: 5000242839

VZW SITE NAME:

ADOLPHUS

WARFIELD RELO

525 SOUTHARD STREET
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(MONROE COUNTY)

PLANS PREPARED BY:



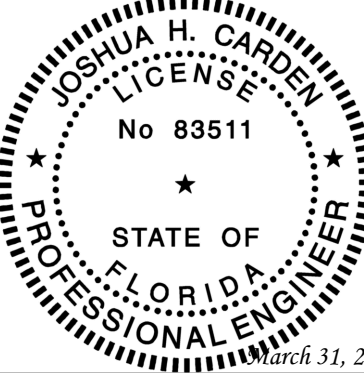
326 TRYON ROAD
RALEIGH, NC 27603-3530
OFFICE: (919) 661-6351 www.tepgroup.net
FL COA # 31011

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SEAL:

TEP OpCo, LLC FL COA # 31011



3	03-31-25	CONSTRUCTION
2	02-26-25	CONSTRUCTION
REV	DATE	ISSUED FOR:

DRAWN BY: SKK CHECKED BY: JHJ

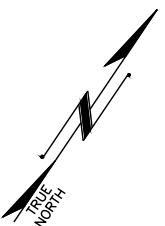
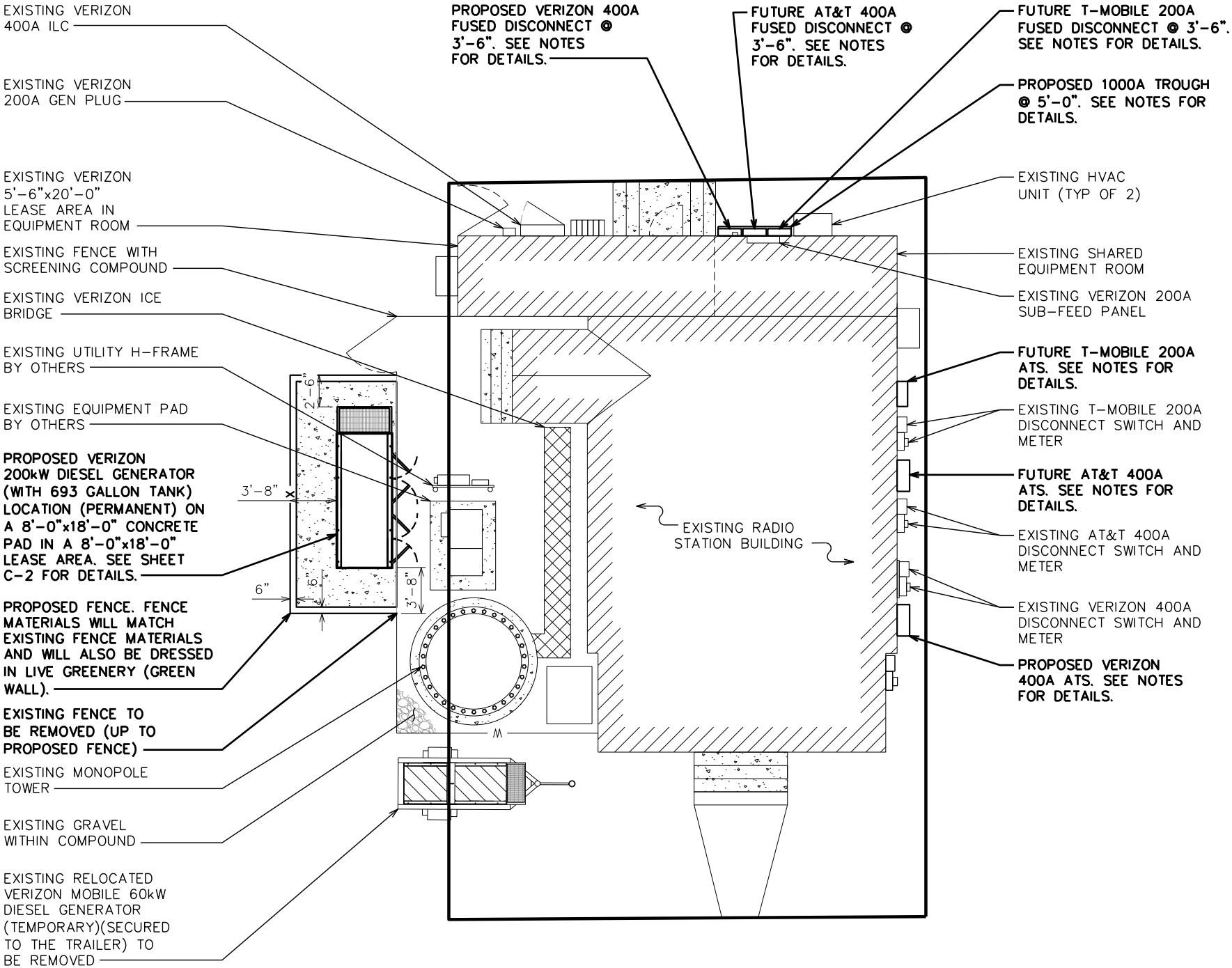
SHEET TITLE:

EXISTING
EQUIPMENT
LAYOUT

SHEET NUMBER:	REVISION:
C-1A	3
TEP#:	65257.956655

NOTES:

- 1. EQUIPMENT LAYOUT SHOWN BELOW BASED ON DOCUMENTS PROVIDED BY VERIZON WIRELESS.
- 2. CONTRACTOR TO INSTALL EQUIPMENT PER MANUFACTURER'S SPECIFICATIONS.



PLANS PREPARED FOR:



4700 EXCHANGE COURT, SUITE 100
BOCA RATON, FL 33431
(561) 995-5539

PROJECT INFORMATION:

VZW SITE #: 5000242839

VZW SITE NAME:

ADOLPHUS

WARFIELD RELO

525 SOUTHARD STREET
KEY WEST, FL 33040
(MONROE COUNTY)

PLANS PREPARED BY:



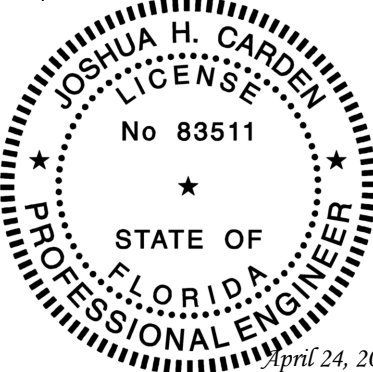
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RALEIGH, NC 27603-3530
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TEP OpCo, LLC FL COA # 31011



4	04-24-25	CONSTRUCTION
3	03-31-25	CONSTRUCTION
REV	DATE	ISSUED FOR:

DRAWN BY: SKK CHECKED BY: JHJ

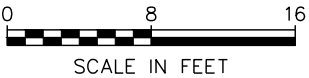
SHEET TITLE:

**INSTALLATION
EQUIPMENT
LAYOUT**

SHEET NUMBER:	REVISION:
C-1B	4
TEP#:	65257.956655

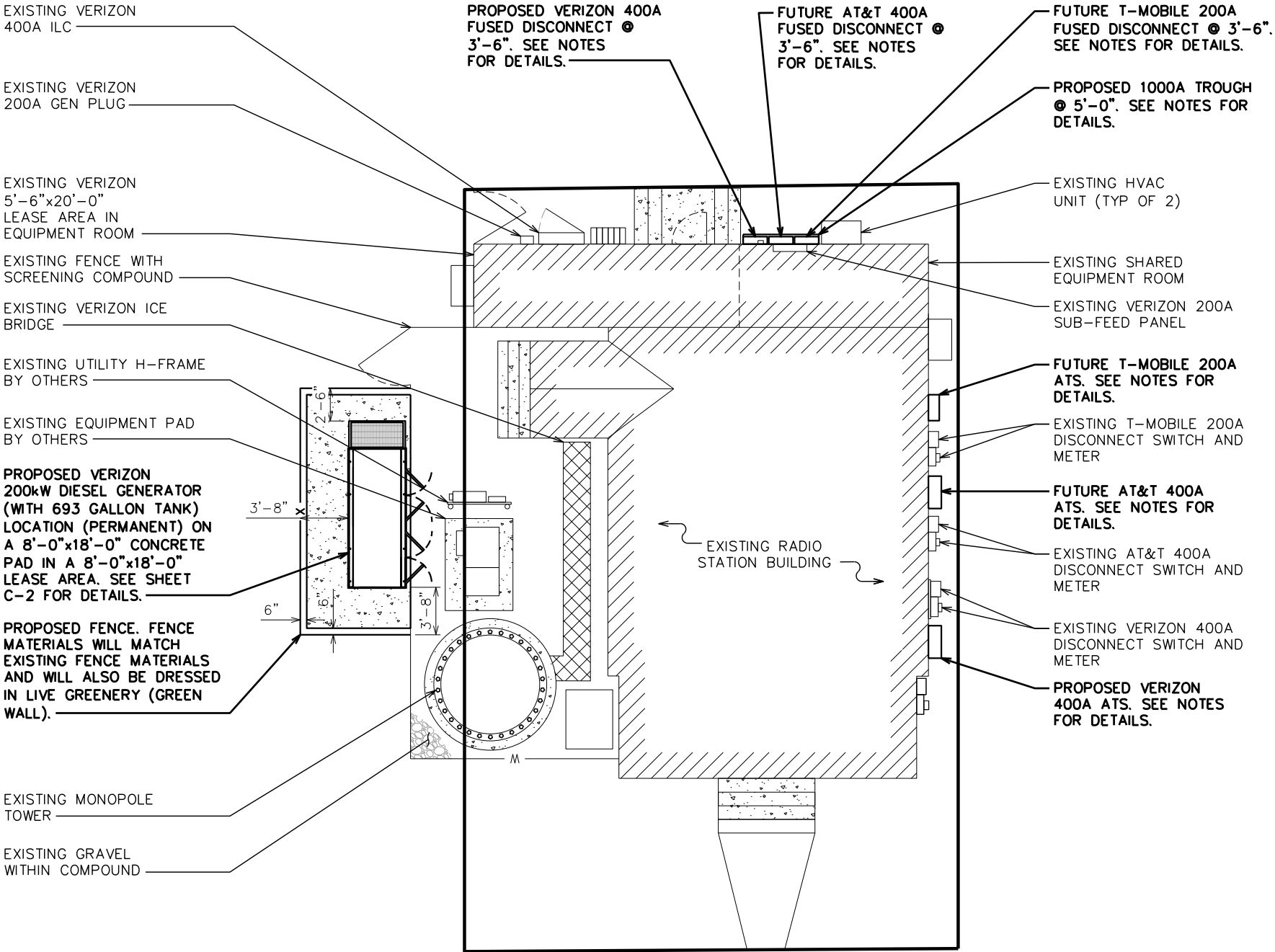
INSTALLATION EQUIPMENT LAYOUT

SCALE: 3/32" = 1'-0"



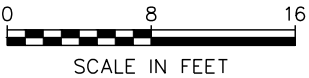
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PROPOSED EQUIPMENT LAYOUT

SCALE: 3/32" = 1'-0"



PLANS PREPARED FOR:



4700 EXCHANGE COURT, SUITE 100
BOCA RATON, FL 33431
(561) 995-5539

PROJECT INFORMATION:

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525 SOUTHARD STREET
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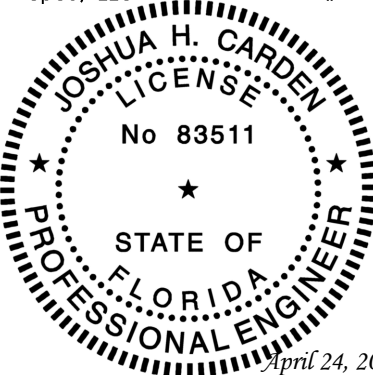
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4	04-24-25	CONSTRUCTION
3	03-31-25	CONSTRUCTION
REV	DATE	ISSUED FOR:

DRAWN BY: SKK CHECKED BY: JHJ

SHEET TITLE:

**PROPOSED
EQUIPMENT
LAYOUT**

SHEET NUMBER:	REVISION:
C-1C	4
TEP#:	65257.956655

NOTE:

200kW DIESEL GENERATOR BY GENERAC INDUSTRIAL POWER (P/N: SD200). CONTRACTOR TO VERIFY DIMENSIONS WITH MANUFACTURER.

SD200 | 8.7L | 200 kW
INDUSTRIAL DIESEL GENERATOR SET
EPA Certified Stationary Emergency



Standby Power Rating
200 kW, 250 kVA, 60 Hz

Prime Power Rating*
180 kW, 225 kVA, 60 Hz



*EPA Certified Prime ratings are not available in the US or its Territories

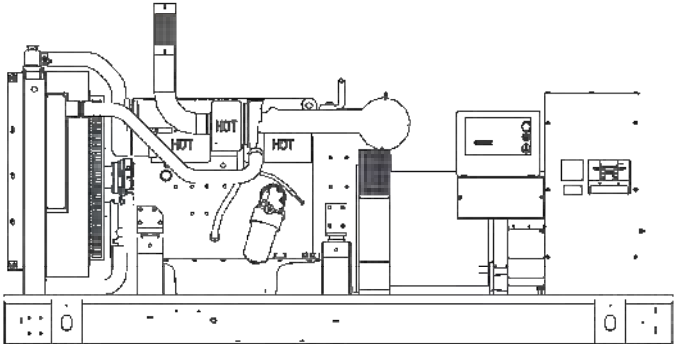


Image used for illustration purposes only

Codes and Standards

Generac products are designed to the following standards:

- UL2200, UL508, UL142, UL489
- CSA 22.2
- BS5514 and DIN 6271
- SAE J1349
- NFPA 37, 70, 99, 110
- NEC700, 701, 702, 708
- ISO 3046, 7637, 8528, 9001
- NEMA ICS10, MG1, 250, ICS6, AB1
- ANSI C82.41
- IBC 2009, CBC 2010, IBC 2012, ASCE 7-05, ASCE 7-10, ICC-ES AC-156 (2012)

Powering Ahead

For over 50 years, Generac has provided innovative design and superior manufacturing.

Generac ensures superior quality by designing and manufacturing most of its generator components, including alternators, enclosures and base tanks, control systems and communications software.

Generac gensets utilize a wide variety of options, configurations and arrangements, allowing us to meet the standby power needs of practically every application.

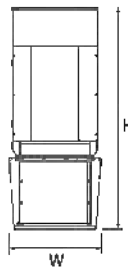
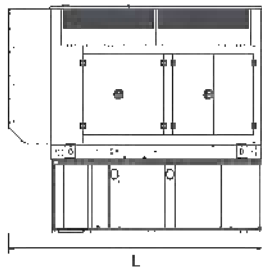
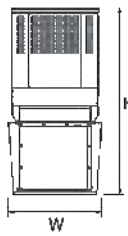
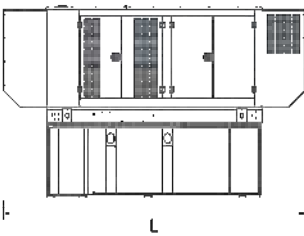
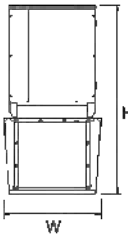
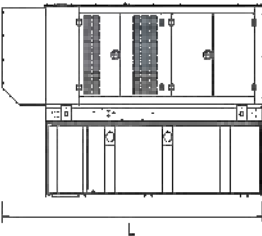
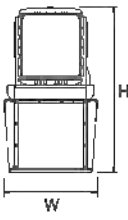
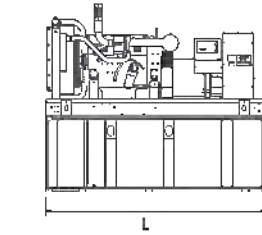
Generac searched globally to ensure the most reliable engines power our generators. We choose only engines that have already been proven in heavy-duty industrial applications under adverse conditions.

Generac is committed to ensuring our customers' service support continues after their generator purchase.

SD200 | 8.7L | 200 kW
INDUSTRIAL DIESEL GENERATOR SET
EPA Certified Stationary Emergency



DIMENSIONS AND WEIGHTS*



OPEN SET (Includes Exhaust Flex)

Run Time Hours	Usable Capacity Gal (L)	L x W x H (in (mm))	Weight lbs (kg)
No Tank	-	128 (3,251) x 54 (1,372) x 56 (1,473)	4,465 (2,025)
10	153 (579.2)	128 (3,251) x 54 (1,372) x 71 (1,803)	5,470 (2,481)
25	372 (1,407)	128 (3,251) x 54 (1,372) x 83 (2,108)	5,892 (2,673)
40	589 (2,227)	128 (3,251) x 54 (1,372) x 95 (2,413)	6,309 (2,862)
47	693 (2,623.3)	136 (3,454) x 54 (1,372) x 95 (2,413)	6,060 (2,749)
64	946 (3,581)	208 (5,283) x 54 (1,372) x 99 (2,515)	7,490 (3,397)
90	1,325 (5,015.7)	278 (7,061) x 54 (1,372) x 99 (2,515)	8,505 (3,858)

STANDARD ENCLOSURE

Run Time Hours	Usable Capacity Gal (L)	L x W x H (in (mm))	Weight lbs (kg) Enclosure Only
No Tank	-	155 (3,937) x 54 (1,372) x 70 (1,778)	
10	153 (579.2)	155 (3,937) x 54 (1,372) x 83 (2,108)	
25	372 (1,407)	155 (3,937) x 54 (1,372) x 95 (2,413)	
40	589 (2,227)	155 (3,937) x 54 (1,372) x 107 (2,718)	
47	693 (2,623.3)	155 (3,937) x 54 (1,372) x 107 (2,718)	
64	946 (3,581)	208 (5,283) x 54 (1,372) x 111 (2,819)	
90	1,325 (5,015.7)	278 (7,061) x 54 (1,372) x 111 (2,819)	

LEVEL 1 ACOUSTIC ENCLOSURE

Run Time Hours	Usable Capacity Gal (L)	L x W x H (in (mm))	Weight lbs (kg) Enclosure Only
No Tank	-	180 (4,572) x 64 (1,627) x 70 (1,778)	
10	153 (579.2)	180 (4,572) x 64 (1,627) x 83 (2,108)	
25	372 (1,407)	180 (4,572) x 64 (1,627) x 95 (2,413)	
40	589 (2,227)	180 (4,572) x 64 (1,627) x 107 (2,718)	
47	693 (2,623.3)	180 (4,572) x 64 (1,627) x 107 (2,718)	
64	946 (3,581)	234 (5,944) x 64 (1,627) x 111 (2,819)	
90	1,325 (5,015.7)	304 (7,722) x 64 (1,627) x 111 (2,819)	

LEVEL 2 ACOUSTIC ENCLOSURE

Run Time Hours	Usable Capacity Gal (L)	L x W x H (in (mm))	Weight lbs (kg) Enclosure Only
No Tank	-	155 (3,937) x 54 (1,372) x 93 (2,362)	
10	153 (579.2)	155 (3,937) x 54 (1,372) x 106 (2,692)	
25	372 (1,407)	155 (3,937) x 54 (1,372) x 118 (2,997)	
40	589 (2,227)	155 (3,937) x 54 (1,372) x 130 (3,302)	
47	693 (2,623.3)	155 (3,937) x 54 (1,372) x 130 (3,302)	
64	946 (3,581)	208 (5,283) x 54 (1,372) x 132 (3,353)	
90	1,325 (5,015.7)	278 (7,061) x 54 (1,372) x 132 (3,353)	

* All measurements are approximate and for estimation purposes only.

Specification characteristics may change without notice. Dimensions and weights are for preliminary purposes only. Please consult a Generac Power Systems Industrial Dealer for detailed installation drawings.

Generac Power Systems, Inc. | P.O.Box 8 | Waukesha, WI 53189

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Part No. 0K5097

Rev. B 06/14/17

GENERATOR DETAILS

SCALE: N.T.S.

PLANS PREPARED FOR:



4700 EXCHANGE COURT, SUITE 100
BOCA RATON, FL 33431
(561) 995-5539

PROJECT INFORMATION:

VZW SITE #: 5000242839

VZW SITE NAME:

ADOLPHUS

WARFIELD RELO

525 SOUTHARD STREET
KEY WEST, FL 33040
(MONROE COUNTY)

PLANS PREPARED BY:



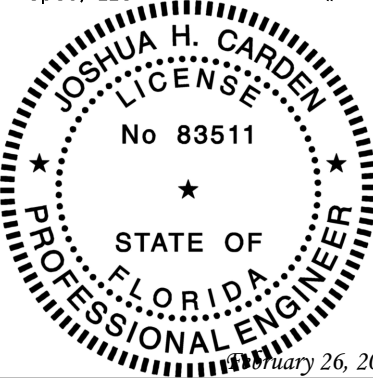
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RALEIGH, NC 27603-3530
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SEAL:

TEP OpCo, LLC FL COA # 31011



2	02-26-25	CONSTRUCTION
1	02-05-25	PRELIMINARY
REV	DATE	ISSUED FOR:

DRAWN BY: SKK CHECKED BY: JHJ

SHEET TITLE:

GENERATOR
DETAILS

SHEET NUMBER:	REVISION:
C-2	2
	TEP#: 65257.956655

FOUNDATION NOTES:

1. FOUNDATION DESIGN BASED ON 2,000 PSF SOIL BEARING CAPACITY.
2. CONCRETE SHALL BE MIN. 4,000 PSI AFTER 28 DAYS.
3. REINFORCING STEEL F_y = 60,000 PSI
4. ALL BACKFILL SHALL BE THOROUGHLY COMPACTED TO A MINIMUM OF 95% DENSITY USING THE MODIFIED PROCTOR METHOD.
5. SURFACE OF FINISHED SLAB SHALL BE LEVEL AND FLAT WITHIN 1/4".
6. CONTRACTOR SHALL VERIFY WITH MANUFACTURER ACTUAL DIMENSIONS OF CABINET PRIOR TO LAYING OUT FOUNDATION.
7. MAXIMUM SIZE OF CONCRETE AGGREGATE SHALL NOT EXCEED 1 INCH; SIZE SUITABLE FOR INSTALLATION METHOD UTILIZED; OR ONE-THIRD CLEAR DISTANCE BEHIND OR BETWEEN REINFORCING.
8. REINFORCEMENT SHALL BE DEFORMED AND CONFORM TO THE REQUIREMENTS OF ASTM A615 GRADE 60 UNLESS OTHERWISE NOTED.
9. WELDING IS PROHIBITED ON REINFORCING STEEL AND EMBEDMENTS.

10. MINIMUM CONCRETE COVER FOR REINFORCEMENT SHALL BE 3 INCHES UNLESS OTHERWISE NOTED.
11. CONCRETE COVER FROM TOP OF FOUNDATION TO ENDS OF VERTICAL REINFORCEMENT SHALL BE 3 INCHES MINIMUM.
12. FOUNDATION DESIGN ASSUMES FIELD INSPECTIONS WILL BE PERFORMED TO VERIFY THAT CONSTRUCTION MATERIALS, INSTALLATION METHODS, AND ASSUMED DESIGN PARAMETERS ARE ACCEPTABLE BASED ON CONDITIONS EXISTING AT THE SITE.
13. FOUNDATION DESIGN ASSUMED CONTINUOUS CONCRETE PLACEMENT WITHOUT CONSTRUCTION JOINTS.
14. WELDED WIRE FABRIC SHALL BE SUPPLIED IN FLAT SHEETS. (NOT ROLLED).
15. TEST CYLINDERS SHALL BE MOLDED AND LABORATORY CURED IN ACCORDANCE WITH ASTM C31. THREE CYLINDERS SHALL BE TAKEN FROM EACH DAY'S CONCRETE PLACEMENT. CYLINDERS SHALL BE TESTED IN ACCORDANCE WITH ASTM C39.
16. TOPS OF CONCRETE FOUNDATION MUST BE WITHIN 0.02" OF ELEVATION SPECIFIED BY THE CUSTOMER.

GENERAL STRUCTURAL NOTES:

SPECIFICATIONS / CODES:

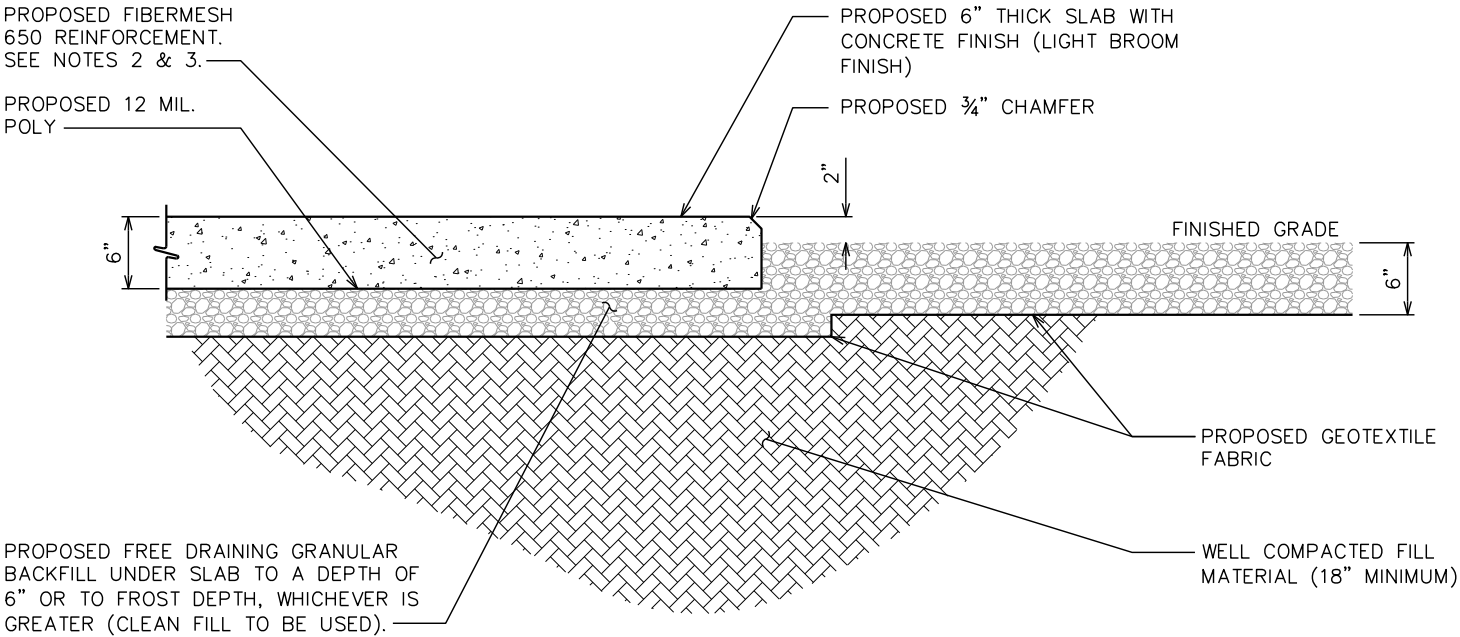
1. ALL CONCRETE WORK SHALL BE PERFORMED IN ACCORDANCE WITH LATEST EDITION OF THE ACI CODE.
2. REINFORCING STEEL SHALL BE PLACED IN ACCORDANCE WITH THE CONCRETE REINFORCING STEEL INSTITUTE (CRSI), "MANUAL OF STANDARD PRACTICE".

FOUNDATION NOTES

SCALE: N.T.S.

NOTES:

1. FROST DEPTH FOR JURISDICTION IS 0 INCHES.
2. APPLICATION RATE OF FIBERS SHALL BE DETERMINED BY THE READY MIX CONCRETE SUPPLIER.
3. THE CONCRETE SUPPLIER SHALL FOLLOW ALL MANUFACTURER'S RECOMMENDATIONS FOR FIBERMESH APPLICATION INCLUDING THE MINIMUM APPLICATION RATE OF 3 LBS/YD³.



EQUIPMENT FOUNDATION SECTION VIEW

SCALE: N.T.S.

PLANS PREPARED FOR:



4700 EXCHANGE COURT, SUITE 100
BOCA RATON, FL 33431
(561) 995-5539

PROJECT INFORMATION:

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WARFIELD RELO
525 SOUTHARD STREET
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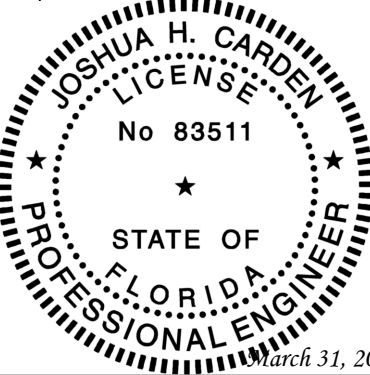
PLANS PREPARED BY:



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RALEIGH, NC 27603-3530
OFFICE: (919) 661-6351 www.tepgroup.net
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TEP OpCo, LLC FL COA # 31011



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2	02-26-25	CONSTRUCTION
REV	DATE	ISSUED FOR:

DRAWN BY: SKK CHECKED BY: JHJ

SHEET TITLE:
FOUNDATION
NOTES & DETAILS

SHEET NUMBER: C-3	REVISION: 3 TEP#: 65257.956655
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ELECTRICAL NOTES:

SCOPE:

1. PROVIDE LABOR, MATERIALS, INSPECTION, AND TESTING TO PROVIDE CODE COMPLIANCE FOR ELECTRIC, TELEPHONE, AND GROUNDING/LIGHTNING SYSTEMS.

CODES:

1. THE INSTALLATION SHALL COMPLY WITH APPLICABLE LAWS AND CODES. THESE INCLUDE BUT ARE NOT LIMITED TO THE LATEST ADOPTED EDITIONS OF:
- A. THE NATIONAL ELECTRICAL SAFETY CODE

D. LOCAL AND STATE AMENDMENTS

B. THE NATIONAL ELECTRIC CODE – NFPA–70

E. THE INTERNATIONAL ELECTRIC CODE –

C. REGULATIONS OF THE SERVING UTILITY COMPANY

IEC (WHERE APPLICABLE)
2. PERMITS REQUIRED SHALL BE OBTAINED BY THE CONTRACTOR.
3. AFTER COMPLETION AND FINAL INSPECTION OF THE WORK, THE OWNER SHALL BE FURNISHED A CERTIFICATE OF COMPLETION AND APPROVAL.

TESTING:

1. UPON COMPLETION OF THE INSTALLATION, OPERATE AND ADJUST THE EQUIPMENT AND SYSTEMS TO MEET SPECIFIED PERFORMANCE REQUIREMENTS. THE TESTING SHALL BE DONE BY QUALIFIED PERSONNEL.

GUARANTEE:

1. IN ADDITION TO THE GUARANTEE OF THE EQUIPMENT BY THE MANUFACTURER, EACH PIECE OF EQUIPMENT SPECIFIED HEREIN SHALL ALSO BE GUARANTEED FOR DEFECTS OF MATERIAL OR WORKMANSHIP OCCURRING DURING A PERIOD OF ONE (1) YEAR FROM FINAL ACCEPTANCE OF THE WORK BY THE OWNER AND WITHOUT EXPENSE TO THE OWNER.
2. THE WARRANTEE CERTIFICATES & GUARANTEES FURNISHED BY THE MANUFACTURERS SHALL BE TURNED OVER TO THE OWNER.

UTILITY CO-ORDINATION:

1. CONTRACTOR SHALL COORDINATE WORK WITH THE POWER AND TELEPHONE COMPANIES AND SHALL COMPLY WITH THE SERVICE REQUIREMENTS OF EACH UTILITY COMPANY.

EXAMINATION OF SITE:

1. PRIOR TO BEGINNING WORK, THE CONTRACTOR SHALL VISIT THE SITE OF THE JOB AND SHALL FAMILIARIZE HIMSELF WITH THE CONDITIONS AFFECTING THE PROPOSED ELECTRICAL INSTALLATION AND SHALL MAKE PROVISIONS AS TO THE COST THEREOF. FAILURE TO COMPLY WITH THE INTENT OF THIS SECTION WILL IN NO WAY RELIEVE THE CONTRACTOR OF PERFORMING THE WORK NECESSARY FOR A COMPLETE AND WORKING SYSTEM OR SYSTEMS.

CUTTING, PATCHING AND EXCAVATION:

1. COORDINATION OF SLEEVES, CHASES, ETC., BETWEEN SUBCONTRACTORS WILL BE REQUIRED PRIOR TO THE CONSTRUCTION OF ANY PORTION OF THE WORK. CUTTING AND PATCHING OF WALLS, PARTITIONS, FLOORS, AND CHASES IN CONCRETE, WOOD, STEEL OR MASONRY SHALL BE DONE AS PROVIDED ON THE DRAWINGS.
2. NECESSARY EXCAVATIONS AND BACKFILLING INCIDENTAL TO THE ELECTRICAL WORK SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWING.
3. SEAL PENETRATIONS THROUGH RATED WALLS, FLOORS, ETC., WITH APPROVED METHOD AS LISTED BY UL.

RACEWAYS / CONDUITS GENERAL:

1. CONDUCTORS SHALL BE INSTALLED IN LISTED RACEWAYS. CONDUIT SHALL BE RIGID STEEL, EMT, SCH40 PVC, OR SCH80PVC AS INDICATED ON THE DRAWINGS. THE RACEWAY SYSTEM SHALL BE COMPLETE COMPLETE BEFORE INSTALLING CONDUCTORS.
2. EXTERIOR RACEWAYS AND GROUNDING SLEEVES SHALL BE SEALED AT POINTS OF ENTRANCE AND EXIT. THE RACEWAY SYSTEM SHALL BE BONDED PER NEC.

EXTERIOR CONDUIT:

1. EXPOSED CONDUIT SHALL BE NEATLY INSTALLED AND RUN PARALLEL OR PERPENDICULAR TO STRUCTURAL ELEMENTS. SUPPORTS AND MOUNTING HARDWARE SHALL BE HOT DIPPED GALVANIZED STEEL.
2. THE CONDUIT SHALL BE RIGID STEEL AT GRADE TRANSITIONS OR WHERE EXPOSED TO DAMAGE.
3. UNDERGROUND CONDUITS SHALL BE RIGID STEEL, SCH40 PVC, OR SCH80 PVC AS INDICATED ON THE DRAWINGS.
4. BURIAL DEPTH OF CONDUITS SHALL BE AS REQUIRED BY CODE FOR EACH SPECIFIC CONDUIT TYPE AND APPLICATION, BUT SHALL NOT BE LESS THAN THE FROST DEPTH AT THE SITE.
5. CONDUIT ROUTES ARE SCHEMATIC. CONTRACTOR SHALL FIELD VERIFY ROUTES BEFORE BID. COORDINATE ROUTE WITH WIRELESS CARRIER AND/OR BUILDING OWNER.

INTERIOR CONDUIT:

1. CONCEALED CONDUIT IN WALLS OR INTERIOR SPACES ABOVE GRADE MAY BE EMT OR PVC.
2. CONDUIT RUNS SHALL USE APPROVED COUPLINGS AND CONNECTORS. PROVIDE INSULATED BUSHING FOR ALL CONDUIT TERMINATIONS. CONDUIT RUNS IN A WET LOCATION SHALL HAVE WATERPROOF FITTINGS.
3. PROVIDE SUPPORTS FOR CONDUITS IN ACCORDANCE WITH NEC REQUIREMENTS. CONDUITS SHALL BE SIZED AS REQUIRED BY NEC.

EQUIPMENT:

1. DISCONNECT SWITCHES SHALL BE SERVICE ENTRANCE RATED, HEAVY DUTY TYPE.
2. CONTRACTOR SHALL VERIFY MAXIMUM AVAILABLE FAULT CURRENT AND COORDINATE INSTALLATION WITH THE LOCAL UTILITY BEFORE STARTING WORK. CONTRACTOR WILL VERIFY THAT EXISTING CIRCUIT BREAKERS ARE RATED FOR MORE THAN AVAILABLE FAULT CURRENT AND REPLACE AS NECESSARY.
3. NEW CIRCUIT BREAKERS SHALL BE RATED TO WITHSTAND THE MAXIMUM AVAILABLE FAULT CURRENT AS DETERMINED BY THE LOCAL UTILITY.

CONDUCTORS:

1. FURNISH AND INSTALL CONDUCTORS SPECIFIED IN THE DRAWINGS. CONDUCTORS SHALL BE COPPER AND SHALL HAVE TYPE THWN (MIN) (75° C) INSULATION, RATED FOR 600 VOLTS.
2. THE USE OF ALUMINUM CONDUCTORS SHALL BE LIMITED TO THE SERVICE FEEDERS INSTALLED BY THE UTILITY.
3. CONDUCTORS SHALL BE PROVIDED AND INSTALLED AS FOLLOWS:
- A. MINIMUM WIRE SIZE SHALL BE #12 AWG.

B. CONDUCTORS SIZE #8 AND LARGER SHALL BE STRANDED. CONDUCTORS SIZED #10 AND #12 MAY BE SOLID OR STRANDED.

C. CONNECTION FOR #10 AWG #12 AWG SHALL BE BY TWISTING TIGHT AND INSTALLING INSULATED PRESSURE OR WIRE NUT CONNECTIONS.

D. CONNECTION FOR #8 AWG AND LARGER SHALL BE BY USE OF STEEL CRIMP-ON SLEEVES WITH NYLON INSULATOR.
3. CONDUCTORS SHALL BE COLOR CODED IN ACCORDANCE WITH NEC STANDARDS.

UL COMPLIANCE:

1. ELECTRICAL MATERIALS, DEVICES, CONDUCTORS, APPLIANCES, AND EQUIPMENT SHALL BE LABELED/LISTED BY UL OR ACCEPTED BY JURISDICTION (I.E., LOCAL COUNTY OR STATE) APPROVED THIRD PARTY TESTING AGENCY.

GROUNDING:

1. ELECTRICAL NEUTRALS, RACEWAYS AND NON-CURRENT CARRYING PARTS OF ELECTRICAL EQUIPMENT AND ASSOCIATED ENCLOSURES SHALL BE GROUNDED IN ACCORDANCE WITH NEC ARTICLE 250. THIS SHALL INCLUDE NEUTRAL CONDUCTORS, CONDUITS, SUPPORTS, CABINETS, BOXES, GROUND BUSSES, ETC. THE NEUTRAL CONDUCTOR FOR EACH SYSTEM SHALL BE GROUNDED AT A SINGLE POINT.
2. PROVIDE GROUND CONDUCTOR IN RACEWAYS PER NEC.
3. PROVIDE BONDING AND GROUND TO MEET NFPA 780 – "LIGHTNING PROTECTION" AS A MINIMUM.
4. PROVIDE GROUNDING SYSTEM AS INDICATED ON THE DRAWINGS, AS REQUIRED BY THE NATIONAL ELECTRIC CODE, RADIO EQUIPMENT MANUFACTURERS, AND MOTOROLA R56 (AS APPLICABLE).

ABBREVIATIONS AND LEGEND

A	–	AMPERE	PNLBD	–	PANELBOARD
AFG	–	ABOVE FINISHED GRADE	PVC	–	RIGID NON–METALLIC CONDUIT
ATS	–	AUTOMATIC TRANSFER SWITCH	RGS	–	RIGID GALVANIZED STEEL CONDUIT
AWG	–	AMERICAN WIRE GAUGE	SW	–	SWITCH
BCW	–	BARE COPPER WIRE	TGB	–	TOWER GROUND BAR
BFG	–	BELOW FINISHED GRADE	UL	–	UNDERWRITERS LABORATORIES
BKR	–	BREAKER	V	–	VOLTAGE
C	–	CONDUIT	W	–	WATTS
CKT	–	CIRCUIT	XFMR	–	TRANSFORMER
DISC	–	DISCONNECT	XMTR	–	TRANSMITTER
EGR	–	EXTERNAL GROUND RING			
EMT	–	ELECTRIC METALLIC TUBING			
FSC	–	FLEXIBLE STEEL CONDUIT			
GEN	–	GENERATOR			
GPS	–	GLOBAL POSITIONING SYSTEM			
GRD	–	GROUND			
IGB	–	ISOLATED GROUND BAR			
IGR	–	INTERIOR GROUND RING (HALO)			
KW	–	KILOWATTS			
NEC	–	NATIONAL ELECTRIC CODE			
PCS	–	PERSONAL COMMUNICATION SYSTEM			
PH	–	PHASE			
PNL	–	PANEL			

-----E-----

UNDERGROUND ELECTRICAL CONDUIT

-----T-----

UNDERGROUND TELEPHONE CONDUIT



KILOWATT–HOUR METER

UNDERGROUND BONDING AND GROUNDING CONDUCTOR



GROUND ROD



CADWELD



GROUND ROD WITH INSPECTION WELL

PLANS PREPARED FOR:



4700 EXCHANGE COURT, SUITE 100
BOCA RATON, FL 33431
(561) 995–5539

PROJECT INFORMATION:

VZW SITE #: 5000242839

VZW SITE NAME:

ADOLPHUS

WARFIELD RELO

525 SOUTHARD STREET
KEY WEST, FL 33040
(MONROE COUNTY)

PLANS PREPARED BY:



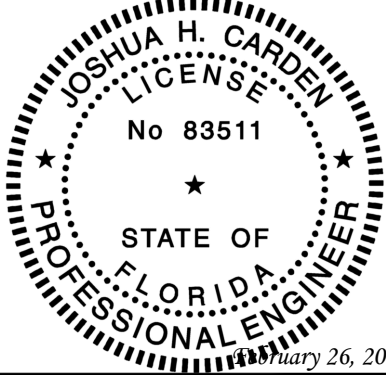
326 TRYON ROAD
RALEIGH, NC 27603-3530
OFFICE: (919) 661-6351 www.tepgroup.net
FL COA # 31011

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SEAL:

TEP OpCo, LLC FL COA # 31011



2	02-26-25	CONSTRUCTION
1	02-05-25	PRELIMINARY
REV	DATE	ISSUED FOR:

DRAWN BY: SKK CHECKED BY: JHJ

SHEET TITLE:

ELECTRICAL
NOTES

SHEET NUMBER: E-1	REVISION: 2 TEP#: 65257.956655
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NOTES:

1. ALL CONDUCTORS ARE TYPE THWN (75°C) COPPER.
2. MAXIMUM LENGTH OF RUN FOR RECTIFIER CIRCUITS IS 50-FT.
3. IF ADDITIONAL FUTURE LOADS ARE ADDED WHICH CAUSE TOTAL DEMAND TO EXCEED GENERATOR BREAKER SIZE, BACKUP POWER SYSTEM SHALL BE EVALUATED AND UPGRADED AS NECESSARY.
4. CONFIRM THE BLOCK HEATER AND BATTERY CHARGER BREAKER REQUIREMENTS BEFORE ORDERING EQUIPMENT.

PROPOSED BREAKER/LOAD SHOWN IN BOLD

MAIN PANEL SCHEDULE - ILC WITH 400A MCB 120/240V												
LOAD SERVED	VOLT AMPERES (WATTS)		TRIP	CKT #	PHASE			CKT #	TRIP	VOLT AMPERES (WATTS)		LOAD SERVED
	L1	L2								L1	L2	
BATTERY CHARGER	1200		20A	1		A		2	200A	7850		SUB-FEED PANEL
GEN BLOCK HEATER		1500	20A	3		B		4			7650	
-	-		-	5		A		6	-	-		-
-		-	-	7		B		8	-		-	-
-	-		-	9		A		10	-	-		-
-		-	-	11		B		12	-		-	-
-	-		-	13		A		14	-	-		-
-		-	-	15		B		16	-		-	-
-	-		-	17		A		18	-	-		-
-		-	-	19		B		20	-		-	-
-	-		-	21		A		22	-	-		-
-		-	-	23		B		24	-		-	-
-	-		-	25		A		26	-	-		-
-		-	-	27		B		28	-		-	-
-	-		-	29		A		30	-	-		-
-		-	-	31		B		32	-		-	-
-	-		-	33		A		34	-	-		-
-		-	-	35		B		36	-		-	-
-	-		-	37		A		38	-	-		-
-		-	-	39		B		40	-		-	-
-	-		-	41		A		42	-	-		-
VOLT AMPS	1200	1500								7850	7650	VOLT-AMPS
				L1 VOLT AMPERES		9050		9150	L2 VOLT AMPERES			
				L1 AMPS		75.42		76.25	L2 AMPS			
						76.25			MAX AMPS			
						95.31			MAX AMPS x125%			

PLANS PREPARED FOR:



4700 EXCHANGE COURT, SUITE 100
BOCA RATON, FL 33431
(561) 995-5539

PROJECT INFORMATION:

VZW SITE #: 5000242839

VZW SITE NAME:

ADOLPHUS

WARFIELD RELO

525 SOUTHARD STREET
KEY WEST, FL 33040
(MONROE COUNTY)

PLANS PREPARED BY:



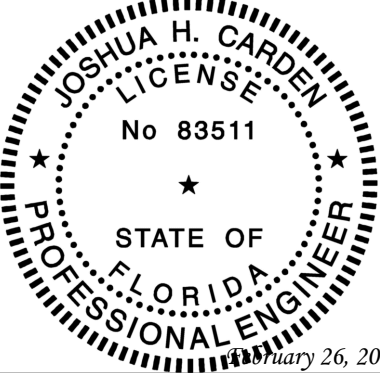
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OFFICE: (919) 661-6351 www.tepgroup.net
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SEAL:

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2	02-26-25	CONSTRUCTION
1	02-05-25	PRELIMINARY
REV	DATE	ISSUED FOR:

DRAWN BY: SKK CHECKED BY: JHJ

SHEET TITLE:

MAIN PANEL
SCHEDULE

SHEET NUMBER:	REVISION:
E-2	2
	TEP#: 65257.956655

MAIN PANEL SCHEDULE

SCALE: N.T.S.

NOTES:

1. ALL CONDUCTORS ARE TYPE THWN (75°C) COPPER.
2. MAXIMUM LENGTH OF RUN FOR RECTIFIER CIRCUITS IS 50-FT.
3. IF ADDITIONAL FUTURE LOADS ARE ADDED WHICH CAUSE TOTAL DEMAND TO EXCEED GENERATOR BREAKER SIZE, BACKUP POWER SYSTEM SHALL BE EVALUATED AND UPGRADED AS NECESSARY.
4. EXISTING LOADING ON THE PANEL IS TAKEN FROM UTILITY BILLS.

SUB-FEED PANEL SCHEDULE - 200A 120/240V 1Ø 3W M.C.B.											
LOAD SERVED	VOLT AMPERES (WATTS)		TRIP	CKT #	PHASE		CKT #	TRIP	VOLT AMPERES (WATTS)		LOAD SERVED
	L1	L2							L1	L2	
LTE #1	260		20A	1	A		2	20A	260		LTE #2
		260		3	B		4			260	
LTE #3	260		20A	5	A		6	20A	260		LTE #4
		260		7	B		8			260	
1900	510		40A	9	A		10	40A	510		SPARE
		510		11	B		12			510	
1900	510		40A	13	A		14	40A	510		SPARE
		510		15	B		16			510	
UNKNOWN	260		20A	17	A		18	20A	260		SPARE
UNKNOWN		320	25A	19	B		20	20A		260	SPARE
AC/2	770		60A	21	A		22	60A	770		AC/1
		770		23	B		24			770	
UNKNOWN	390		30A	25	A		26	60A	-		SURGE (OFF)
		390		27	B		28			-	
POWER/LOSS	260		20A	29	A		30	20A	260		UNKNOWN
		260		31	B		32			260	
UNKNOWN	260		20A	33	A		34	100A	1280		UNKNOWN
UNKNOWN		260	20A	35	B		36			1280	
-	-		-	37	A		38	20A	260		UNKNOWN
-		-	-	39	B		40	-		-	-
VOLT AMPS	3480	3540							4370	4110	VOLT-AMPS
				L1 VOLT AMPERES		7850	7650	L2 VOLT AMPERES			
				L1 AMPS		65.42	63.75	L2 AMPS			
						65.42		MAX AMPS			
						81.77		MAX AMPS x125%			

PLANS PREPARED FOR:



4700 EXCHANGE COURT, SUITE 100
BOCA RATON, FL 33431
(561) 995-5539

PROJECT INFORMATION:

VZW SITE #: 5000242839

VZW SITE NAME:

ADOLPHUS

WARFIELD RELO

525 SOUTHARD STREET
KEY WEST, FL 33040
(MONROE COUNTY)

PLANS PREPARED BY:



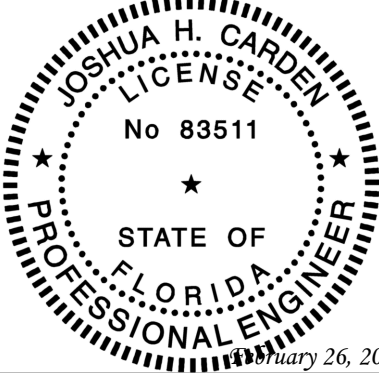
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OFFICE: (919) 661-6351 www.tepgroup.net
FL COA # 31011

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2	02-26-25	CONSTRUCTION
1	02-05-25	PRELIMINARY
REV	DATE	ISSUED FOR:

DRAWN BY: SKK CHECKED BY: JHJ

SHEET TITLE:

SUB-FEED PANEL
SCHEDULE

SHEET NUMBER:	REVISION:
E-2A	2
TEP#: 65257.956655	

SUB-FEED PANEL SCHEDULE

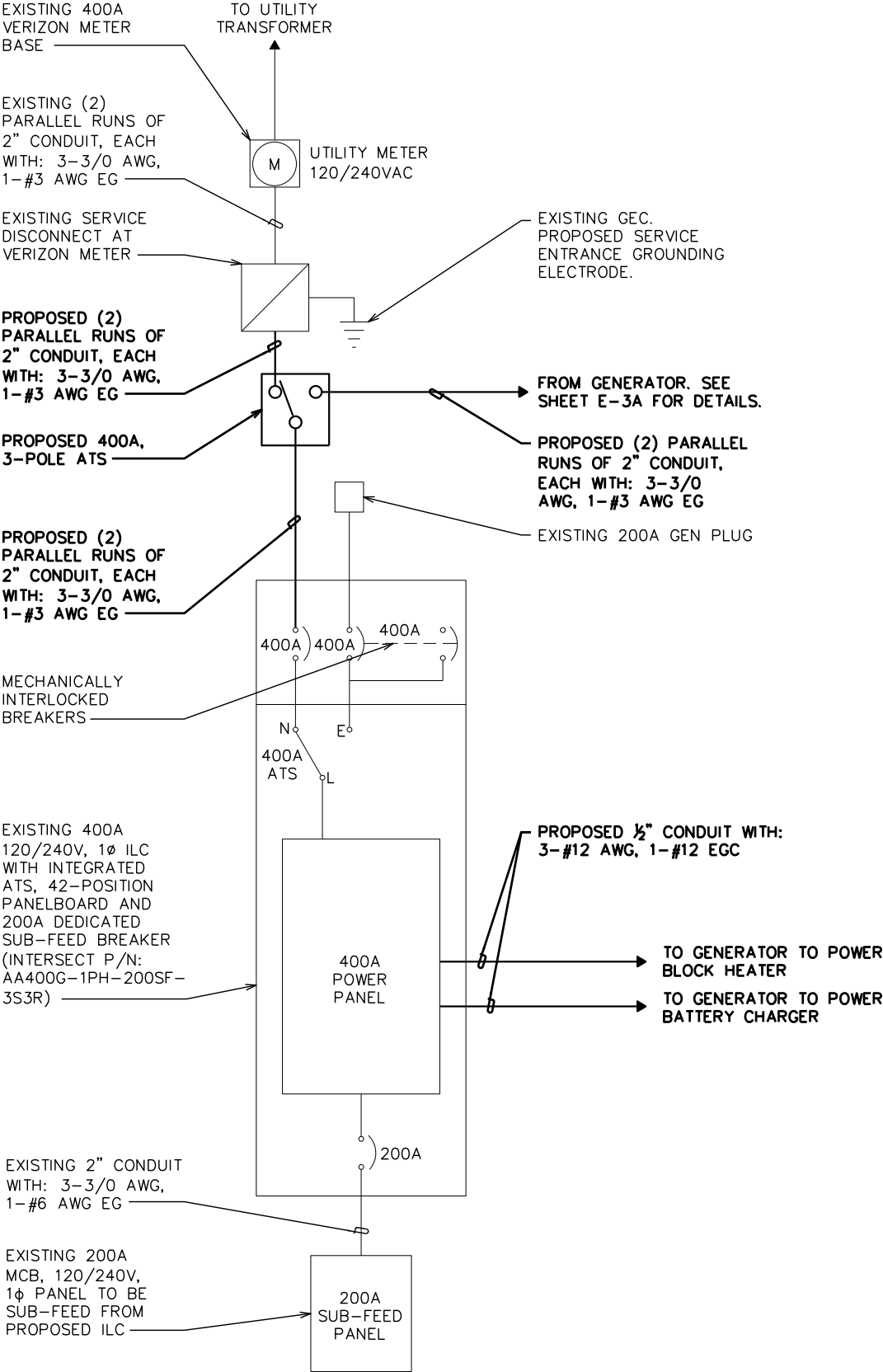
SCALE: N.T.S.

NOTES:

- 1. FOR COMPLETE INTERNAL WIRING AND ARRANGEMENT, REFER TO VENDOR PRINTS PROVIDED BY EQUIPMENT MANUFACTURER.
- 2. WHEN UTILITY COMPANY REQUIRES A SERVICE DISCONNECT OTHER THAN THE MAIN BREAKER IN POWER PANEL OF THE UTILITY CABINET, REMOVE BONDING JUMPER IN EQUIPMENT CABINETS AND BOND SERVICE DISCONNECT PER NEC REQUIREMENTS.
- 3. CONTRACTOR SHALL REVIEW AND COMPLY WITH MANUFACTURERS EQUIPMENT DRAWINGS FOR ADDITIONAL REQUIREMENTS THAT MAY NOT BE SHOWN.
- 4. CONTRACTOR SHALL OBTAIN THE MAXIMUM AVAILABLE FAULT CURRENT AT THE UTILITY SERVICE POINT FROM THE ELECTRIC COMPANY IN WRITING PRIOR TO ORDERING MATERIALS AND ENSURE THE EQUIPMENT WILL HAVE HIGHER RATING WITH A MIN VALUE OF 10,000A.
- 5. THE GROUNDED SERVICE CONDUCTOR SHALL BE GROUNDED AT THE SERVICE DISCONNECT ONLY.
- 6. DO NOT BOND THE NEUTRAL TO GROUND AT THE GENERATOR.
- 7. SIGNAGE MUST BE DISPLAYED ON DISCONNECT "OPENING THE EQUIPMENT DISCONNECT WILL CAUSE THE EMERGENCY GENERATOR TO START. TO REMOVE POWER ENTIRELY FROM EQUIPMENT, THE GENERATOR MUST BE TURNED OFF USING THE GENERATOR STOP SWITCH."

ONE-LINE DIAGRAM NOTES:

- 1. ELECTRICAL SERVICE SHALL BE 200A, 240/120V, 1Ø, 3W.
- 2. COMPLY WITH MANUFACTURER SPECIFICATIONS REGARDING WIRING REQUIREMENTS.
- 3. CONDUCTOR SIZES BASED ON TYPICAL CONFIGURATIONS. CONTRACTOR WILL VERIFY WITH MANUFACTURER SPECIFICATIONS BEFORE ORDERING OR INSTALLING PARTS.
- 4. WIRE COUNT IS BASED ON EQUIPMENT SPECIFICATIONS PROVIDED BY VERIZON WIRELESS.
- 5. NEUTRAL CONDUCTORS TO THE RECTIFIERS WERE LEFT OFF AT THE ADVICE OF VERIZON WIRELESS EQUIPMENT ENGINEER. CONTRACTOR TO VERIFY WIRING REQUIREMENTS WITH RECTIFIER MANUFACTURER SPECIFICATIONS.
- 6. EXISTING GROUNDING ELECTRODE CONDUCTOR & MAIN BONDING JUMPER. CONTRACTOR TO VERIFY EXISTENCE AND LOCATION.
- 7. CONDUCTOR SIZED BASED ON A MAXIMUM GENERATOR BREAKER RATING OF 1000A.



ELECTRICAL ONE-LINE DIAGRAM

SCALE: N.T.S.

PLANS PREPARED FOR:



4700 EXCHANGE COURT, SUITE 100
BOCA RATON, FL 33431
(561) 995-5539

PROJECT INFORMATION:

VZW SITE #: 5000242839

VZW SITE NAME:

ADOLPHUS

WARFIELD RELO

525 SOUTHARD STREET
KEY WEST, FL 33040
(MONROE COUNTY)

PLANS PREPARED BY:



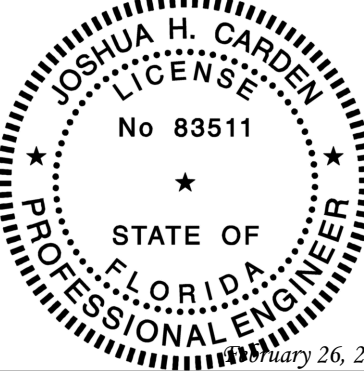
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OFFICE: (919) 661-6351 www.tepgroup.net
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1	02-05-25	PRELIMINARY
REV	DATE	ISSUED FOR:

DRAWN BY: SKK CHECKED BY: JHJ

SHEET TITLE:

ONE-LINE
DIAGRAM

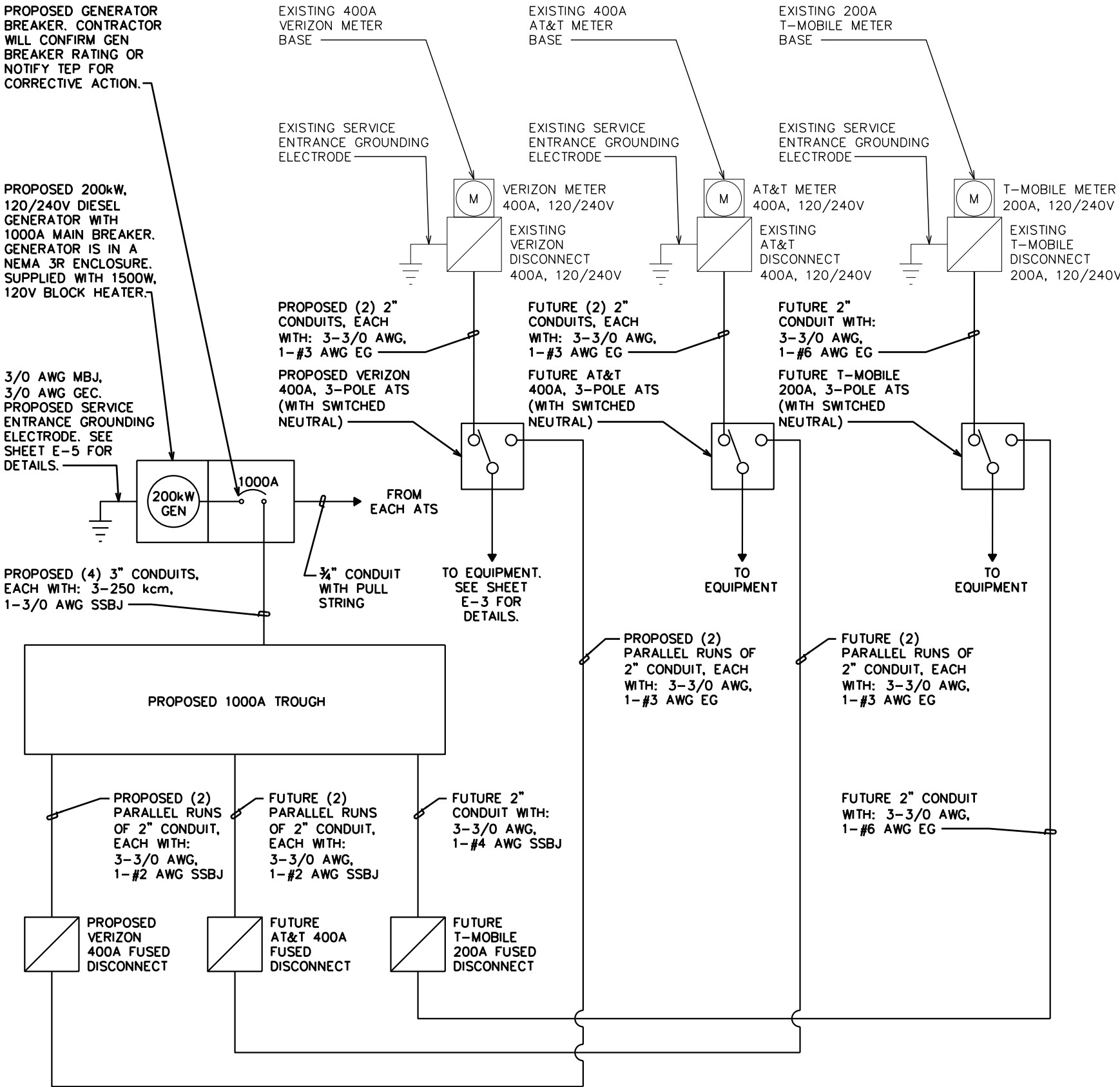
SHEET NUMBER: E-3	REVISION: 2 TEP#: 65257.956655
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NOTES:

- 1. FOR COMPLETE INTERNAL WIRING AND ARRANGEMENT, REFER TO VENDOR PRINTS PROVIDED BY EQUIPMENT MANUFACTURER.
- 2. WHEN UTILITY COMPANY REQUIRES A SERVICE DISCONNECT OTHER THAN THE MAIN BREAKER IN POWER PANEL OF THE UTILITY CABINET, REMOVE BONDING JUMPER IN EQUIPMENT CABINETS AND BOND SERVICE DISCONNECT PER NEC REQUIREMENTS.
- 3. CONTRACTOR SHALL REVIEW AND COMPLY WITH MANUFACTURERS EQUIPMENT DRAWINGS FOR ADDITIONAL REQUIREMENTS THAT MAY NOT BE SHOWN.
- 4. CONTRACTOR SHALL OBTAIN THE MAXIMUM AVAILABLE FAULT CURRENT AT THE UTILITY SERVICE POINT FROM THE ELECTRIC COMPANY IN WRITING PRIOR TO ORDERING MATERIALS AND ENSURE THE EQUIPMENT WILL HAVE HIGHER RATING WITH A MIN VALUE OF 10,000A.
- 5. SIGNAGE MUST BE DISPLAYED ON DISCONNECT "OPENING THE EQUIPMENT DISCONNECT WILL CAUSE THE EMERGENCY GENERATOR TO START. TO REMOVE POWER ENTIRELY FROM EQUIPMENT, THE GENERATOR MUST BE TURNED OFF USING THE GENERATOR STOP SWITCH."

ONE-LINE DIAGRAM NOTES:

- 1. ELECTRICAL SERVICE SHALL BE 240/120V, 1Ø, 3W.
- 2. COMPLY WITH MANUFACTURER SPECIFICATIONS REGARDING WIRING REQUIREMENTS.
- 3. CONDUCTOR SIZES BASED ON TYPICAL CONFIGURATIONS. CONTRACTOR WILL VERIFY WITH MANUFACTURER SPECIFICATIONS BEFORE ORDERING OR INSTALLING PARTS.
- 4. WIRE COUNT IS BASED ON EQUIPMENT SPECIFICATIONS PROVIDED BY VERIZON WIRELESS.
- 5. NEUTRAL CONDUCTORS TO THE RECTIFIERS WERE LEFT OFF AT THE ADVICE OF VERIZON WIRELESS EQUIPMENT ENGINEER. CONTRACTOR TO VERIFY WIRING REQUIREMENTS WITH RECTIFIER MANUFACTURER SPECIFICATIONS.
- 6. EXISTING GROUNDING ELECTRODE CONDUCTOR & MAIN BONDING JUMPER. CONTRACTOR TO VERIFY EXISTENCE AND LOCATION.
- 7. CONDUCTOR SIZED BASED ON A MAXIMUM GENERATOR BREAKER RATING OF 1000A. VERIFY THE GENERATOR BREAKER RATING BEFORE ORDERING EQUIPMENT.
- 8. ALL ATS MUST BE 3-POLE (SWITCHED NEUTRAL).



ELECTRICAL ONE-LINE DIAGRAM

SCALE: N.T.S.

PLANS PREPARED FOR:



4700 EXCHANGE COURT, SUITE 100
BOCA RATON, FL 33431
(561) 995-5539

PROJECT INFORMATION:

VZW SITE #: 5000242839

VZW SITE NAME:

ADOLPHUS

WARFIELD RELO

525 SOUTHARD STREET
KEY WEST, FL 33040
(MONROE COUNTY)

PLANS PREPARED BY:



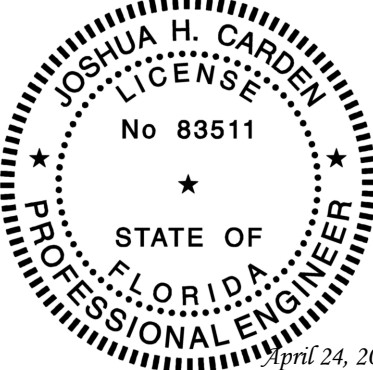
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4	04-24-25	CONSTRUCTION
3	03-31-25	CONSTRUCTION
REV	DATE	ISSUED FOR:

DRAWN BY: SKK CHECKED BY: JHJ

SHEET TITLE:

**ONE-LINE
DIAGRAM**

SHEET NUMBER:	REVISION:
E-3A	4
TEP#:	65257.956655

LABEL LIST:

- 1

(4)-3" CONDUITS FOR POWER FROM GENERATOR TO 1000A TROUGH
- 2

(2)-2" CONDUITS FOR POWER FROM 1000A TROUGH TO 400A VERIZON FUSED DISCONNECT
- 3

FUTURE (2)-2" CONDUITS FOR POWER FROM 1000A TROUGH TO 400A AT&T FUSED DISCONNECT
- 4

FUTURE (1)-2" CONDUIT FOR POWER FROM 1000A TROUGH TO 200A T-MOBILE FUSED DISCONNECT
- 5

(2)-2" CONDUITS FOR POWER FROM 400A VERIZON FUSED DISCONNECT TO PROPOSED VERIZON 400A ATS
- 6

(2)-2" CONDUITS FOR POWER FROM 400A VERIZON FUSED DISCONNECT TO PROPOSED VERIZON 400A ATS
- 7

FUTURE (1)-2" CONDUIT FOR POWER FROM 200A T-MOBILE FUSED DISCONNECT TO PROPOSED T-MOBILE 200A ATS
- 8

FUTURE (2)-2" CONDUITS FOR POWER FROM 200A T-MOBILE ATS TO EXISTING 200A T-MOBILE METER/DISCONNECT
- 9

FUTURE (2)-2" CONDUITS FOR POWER FROM 400A AT&T ATS TO EXISTING 400A AT&T METER/DISCONNECT
- 10

(2)-2" CONDUITS FOR POWER FROM 400A VERIZON ATS TO EXISTING 400A VERIZON METER/DISCONNECT
- 11

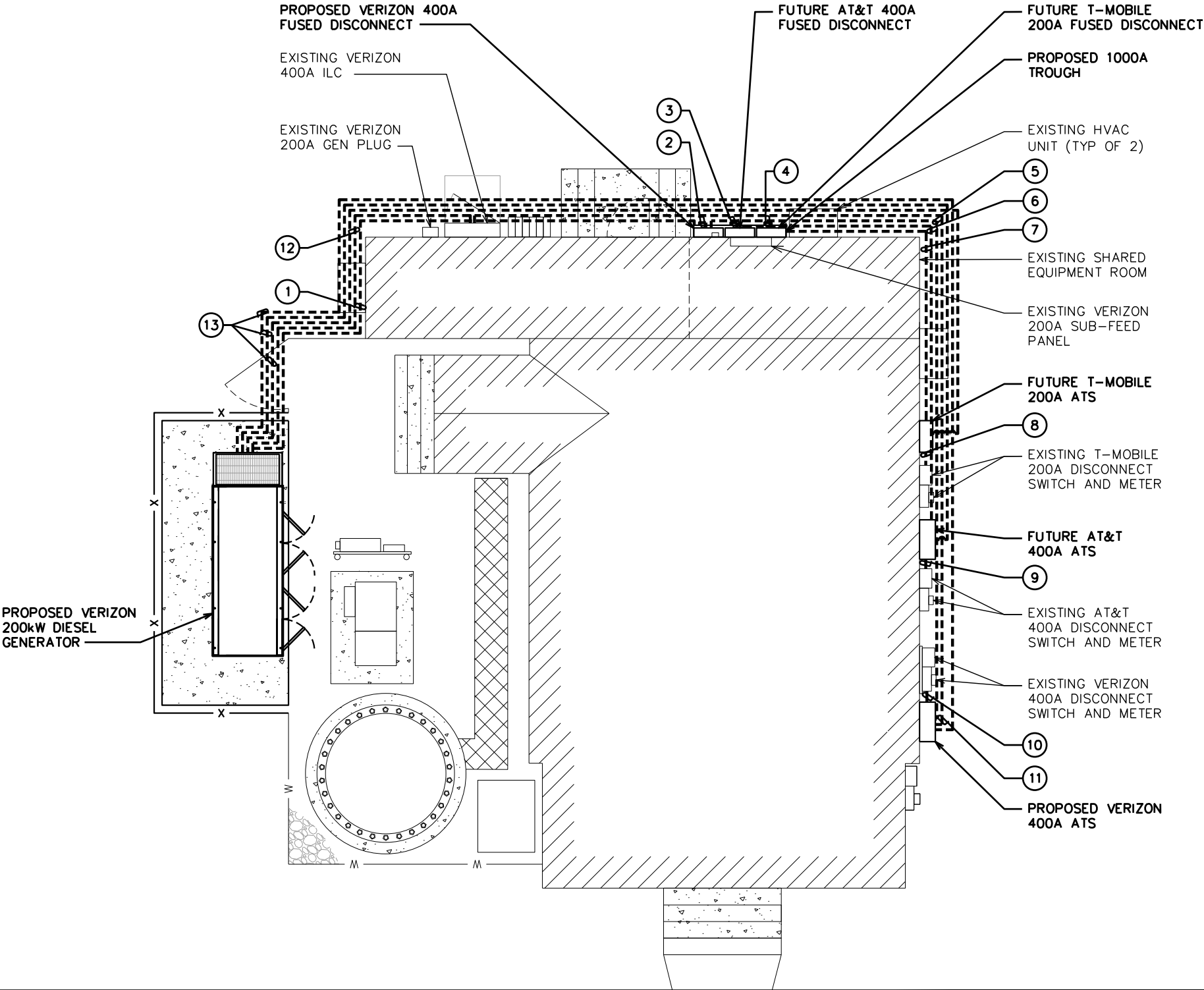
(2)-2" CONDUITS FOR POWER FROM 400A VERIZON ATS TO EXISTING 400A ILC
- 12

(2)-½" CONDUITS FOR BLOCK HEATER AND BATTERY CHARGER FROM 400A PANEL TO GENERATOR
- 13

(1)-¾" CONDUIT WITH PULLSTRING FROM EACH ATS TO GENERATOR

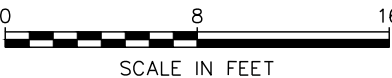
NOTES:

1. POWER AND TELCO CONDUITS RECEIVING CONDUCTORS BY OTHERS TO HAVE PULL ROPES.
2. ALL TELCO CONDUITS ARE TO BE STUBBED IN D-MARC LOCATION.
3. ALL POWER CONDUITS ARE TO BE TERMINATED AT THE METER CENTER.
4. THE CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES PRIOR TO TRENCHING. ANY DAMAGE CAUSED TO THE EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
5. ALL CONDUITS SHALL BE INSTALLED PRIOR TO FINISH GRADING, GEOFABRIC, AND STONE INSTALLATION.
6. CONTRACTOR SHALL INSTALL SWEEPS AT ALL CONDUIT DIRECTION CHANGES UNLESS NOTED OTHERWISE.
7. RUN CONDUITS FROM ILC TO GENERATOR UNDERGROUND AND STUB UP CONDUITS MINIMUM 6" HIGH INSIDE GENERATOR BASE AND TERMINATE WITH MALE ADAPTER AND THREADED BUSHING.
8. WHEN ALL RRUs ARE GROUND MOUNTED, OMIT OVPs AND RUN FIBER/POWER FROM CONSOLIDATED POWER AND EQUIPMENT CABINET DIRECTLY TO RRUs.



POWER ROUTING PLAN

SCALE: 1/8" = 1'-0"



PLANS PREPARED FOR:



4700 EXCHANGE COURT, SUITE 100
BOCA RATON, FL 33431
(561) 995-5539

PROJECT INFORMATION:

VZW SITE #: 5000242839

VZW SITE NAME:

ADOLPHUS

WARFIELD RELO

525 SOUTHARD STREET
KEY WEST, FL 33040
(MONROE COUNTY)

PLANS PREPARED BY:



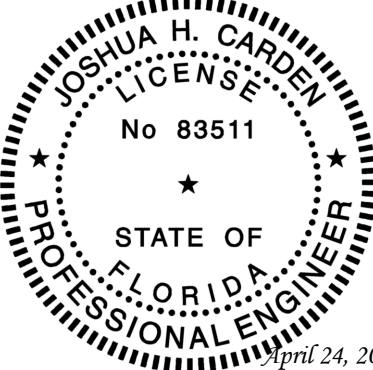
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RALEIGH, NC 27603-3530
OFFICE: (919) 661-6351 www.tepgroup.net
FL COA # 31011

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SEAL:

TEP OpCo, LLC FL COA # 31011



4	04-24-25	CONSTRUCTION
3	03-31-25	CONSTRUCTION
REV	DATE	ISSUED FOR:

DRAWN BY: SKK CHECKED BY: JHJ

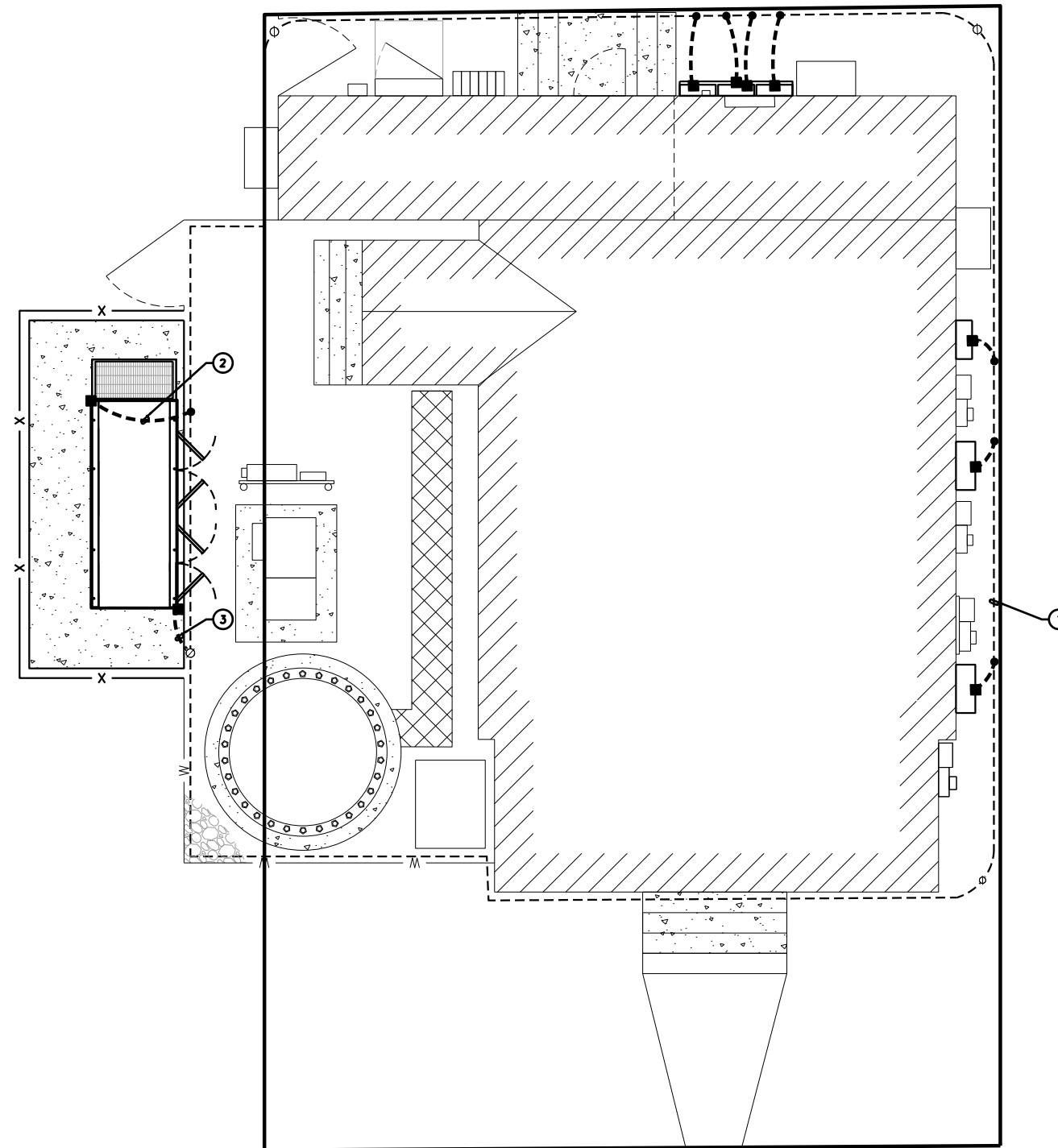
SHEET TITLE:

POWER
ROUTING PLAN

SHEET NUMBER: E-4	REVISION: 4 TEP#: 65257.956655
-----------------------------	---

- ① EXISTING GROUND RING. CONTRACTOR TO VERIFY EXISTENCE AND DEPTH.
- ② PROPOSED #2 SBTC GROUND WIRE FROM OUTDOORS EQUIPMENT TO GROUND RING OR GROUND ROD (TYP)
- ③ PROPOSED 3/0 AWG GEC FOR PROPOSED GENERATOR

THIS IS A GRAPHIC REPRESENTATION. CONTRACTOR TO
VERIFY DIMENSIONS AND EQUIPMENT ON-SITE PRIOR TO
CONSTRUCTION.



●	CADWELD
⊗	GROUND ROD
⊗	GROUND ROD WITH INSPECTION WELL
■	LUG FOR EQUIPMENT GROUNDING
-----	GROUND RING
●-----	GROUND BAR

SCALE: $\frac{1}{8}" = 1'-0"$



4700 EXCHANGE COURT, SUITE 100
BOCA RATON, FL 33431
(561) 995-5539

VZW SITE #: 5000242839

VZW SITE NAME:

ADOLPHUS

WARFIELD RELO

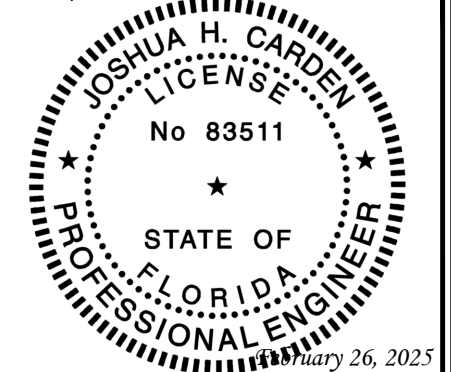
525 SOUTHARD STREET
KEY WEST, FL 33040
(MONROE COUNTY)



326 TRYON ROAD
RALEIGH, NC 27603-3530
OFFICE: (919) 661-6351 www.tepgroup.net
FL COA # 31011

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TEP OpCo, LLC FL COA # 31011



2	02-26-25	CONSTRUCTION
1	02-05-25	PRELIMINARY
REV	DATE	ISSUED FOR:

DRAWN BY: SKK	CHECKED BY: JHJ
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SHEET TITLE:

GROUNDING PLAN

SHEET NUMBER:	REVISION:
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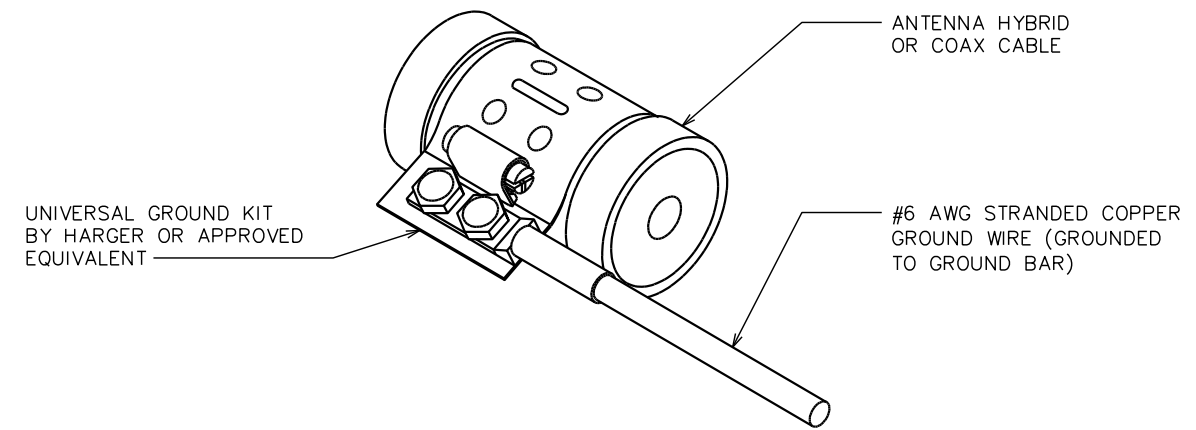
E-5

2

TEP#: 65257.956655

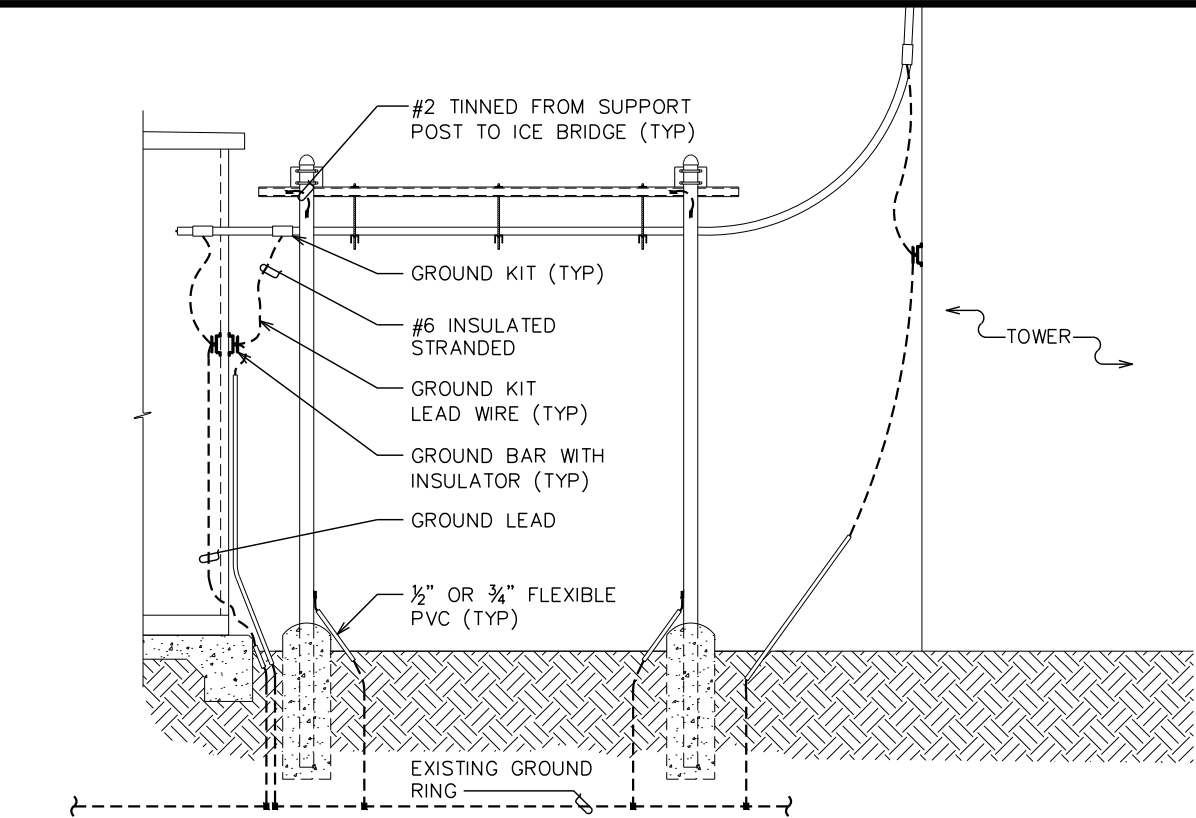
NOTES:

- 1. DO NOT INSTALL COAX GROUND KIT AT A BEND.
- 2. CONTRACTOR TO WEATHERPROOF COAX GROUND.



GROUNDING DETAILS

SCALE: N.T.S.

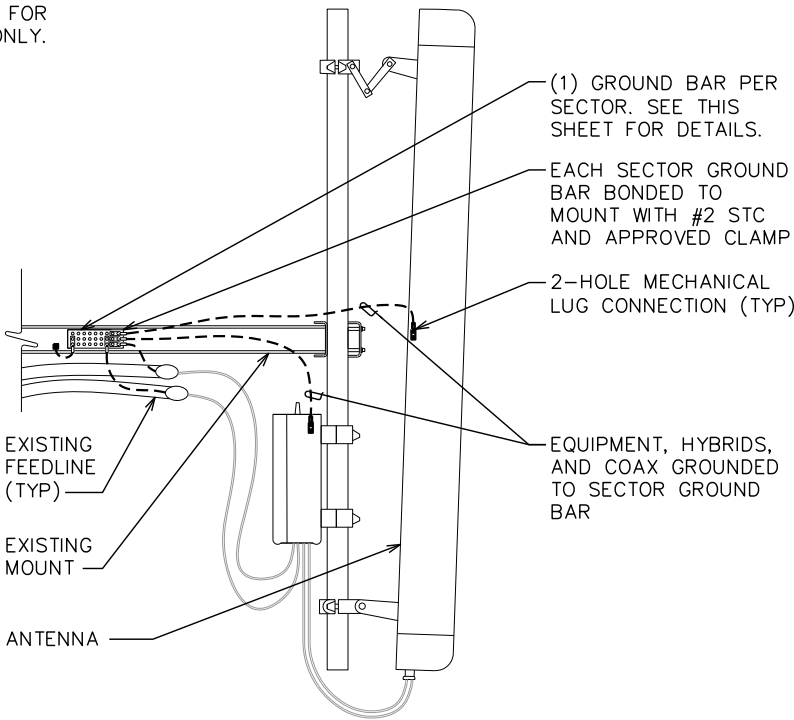


ICE BRIDGE/HYBRID/COAX/GROUNDING BAR ELEVATION

SCALE: N.T.S.

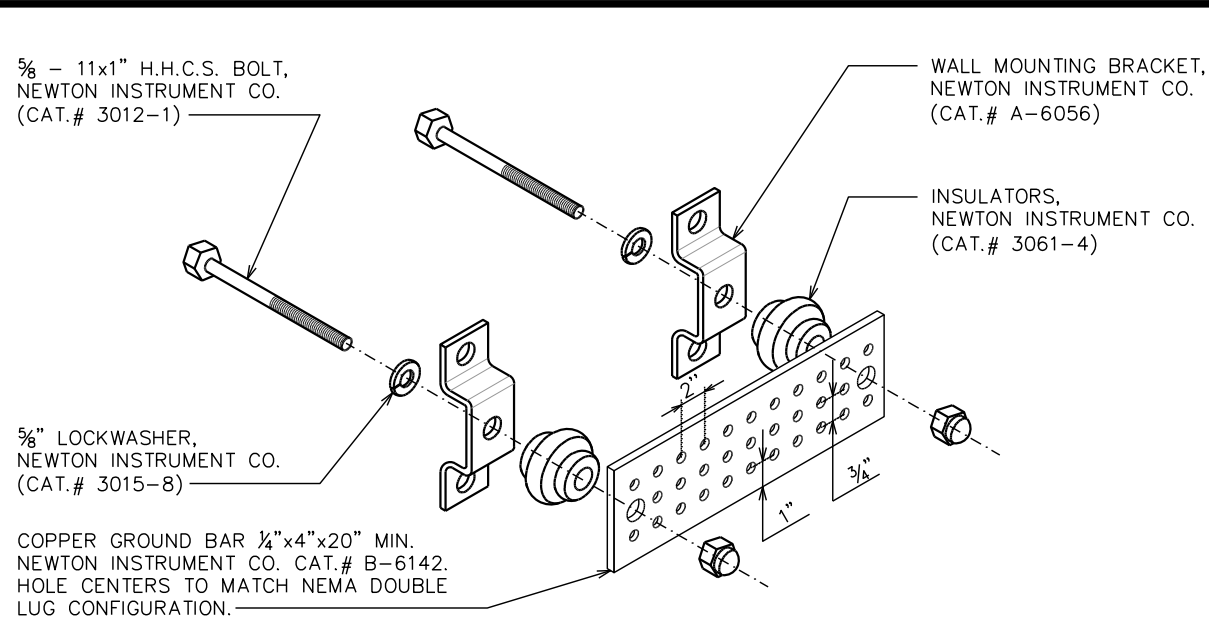
NOTE:

DRAWING SHOWN BELOW FOR SCHEMATIC PURPOSES ONLY.



ANTENNA & EQUIPMENT GROUNDING DETAIL

SCALE: N.T.S.



NOTES:

- 1. GROUND BAR SHALL BE SIZED TO ACCOMMODATE ALL GROUNDING CONNECTIONS REQUIRED AS WELL AS PROVIDE 50% SPARE CAPACITY.
- 2. ALL RACKS AND EQUIPMENT CABINETS ARE TO HAVE TWO GROUNDING LEADS. ALL EQUIPMENT INSTALLED IN RACKS MUST HAVE A CHASSIS GROUND ATTACHED TO A COMMON BUS BAR ON THE RACK. COMMON BUS BAR MUST BE GROUND TO MAIN GROUND BAR.

STANDARD GROUND BAR DETAILS

SCALE: N.T.S.

PLANS PREPARED FOR:



4700 EXCHANGE COURT, SUITE 100
BOCA RATON, FL 33431
(561) 995-5539

PROJECT INFORMATION:

VZW SITE #: 5000242839

VZW SITE NAME:

ADOLPHUS

WARFIELD RELO

525 SOUTHARD STREET
KEY WEST, FL 33040
(MONROE COUNTY)

PLANS PREPARED BY:



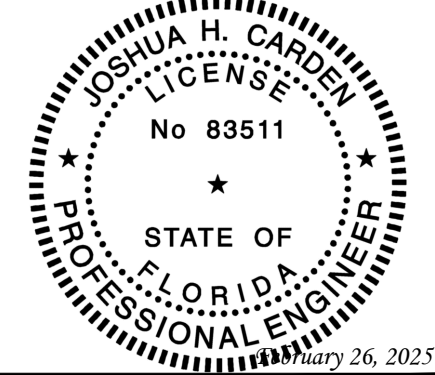
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RALEIGH, NC 27603-3530
OFFICE: (919) 661-6351 www.tepgroup.net
FL COA # 31011

DIGITAL SEAL:

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SEAL:

TEP OpCo, LLC FL COA # 31011



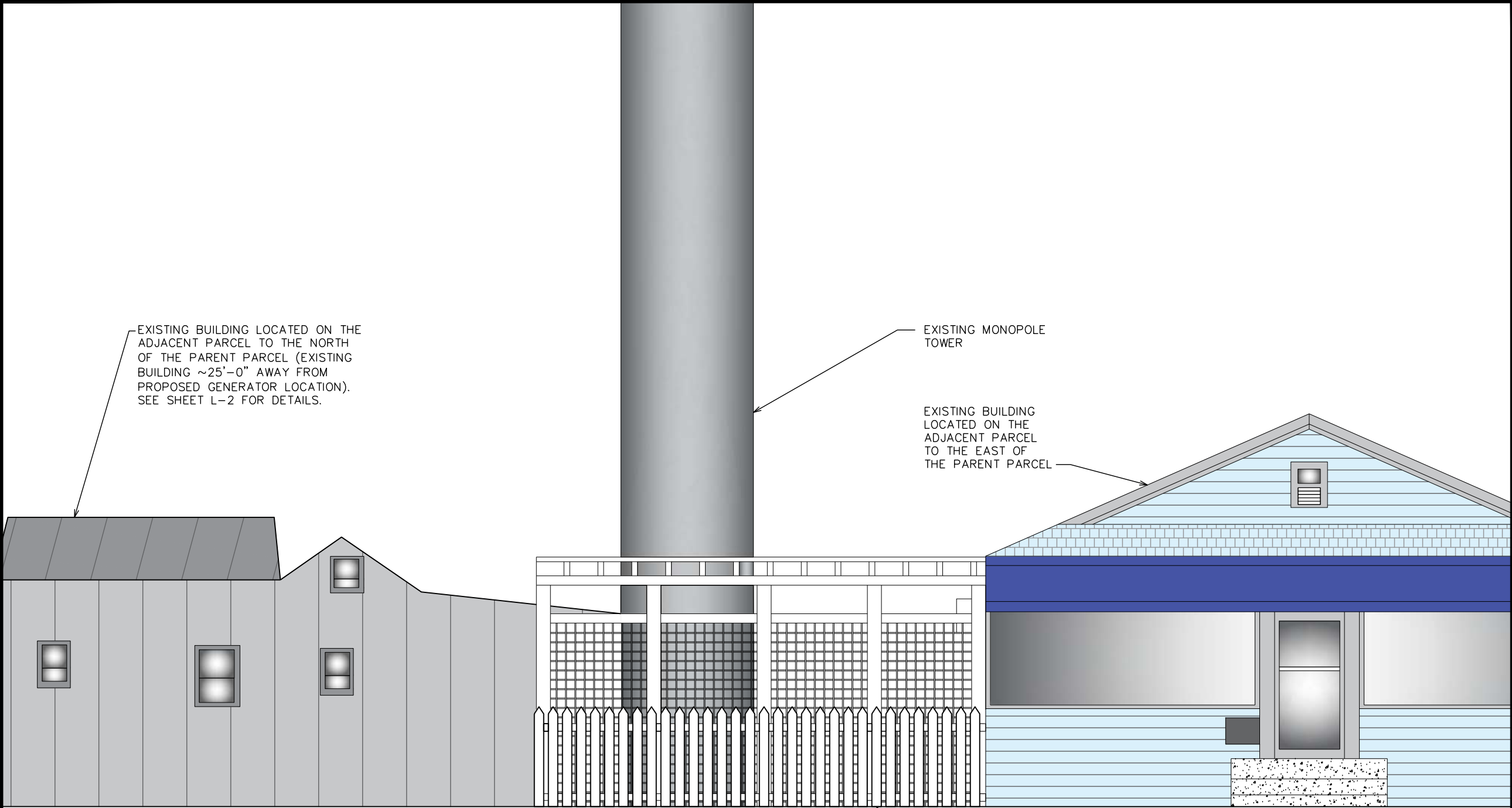
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1	02-05-25	PRELIMINARY
REV	DATE	ISSUED FOR:

DRAWN BY: SKK CHECKED BY: JHJ

SHEET TITLE:

GROUNDING
DETAILS

SHEET NUMBER:	REVISION:
G-1	2
	TEP#: 65257.956655



EXISTING ELEVATION RENDERING (FROM SOUTHARD STREET)

SCALE: ¼" = 1'-0"

048

SCALE IN FEET

PLANS PREPARED FOR:

verizon

4700 EXCHANGE COURT, SUITE 100
BOCA RATON, FL 33431
(561) 995-5539

PROJECT INFORMATION:

VZW SITE #: 5000242839

VZW SITE NAME:
ADOLPHUS
WARFIELD RELO

525 SOUTHARD STREET
KEY WEST, FL 33040
(MONROE COUNTY)

PLANS PREPARED BY:

TEP

TEP OpCo, LLC
326 TRYON ROAD
RALEIGH, NC 27603-3530
OFFICE: (919) 661-6351
www.tepgroup.net
FL COA # 31011

SEAL:

LEASE EXHIBIT

DO NOT USE FOR
CONSTRUCTION

I	05-19-25	LEASE EXHIBIT
O	05-09-25	LEASE EXHIBIT
REV	DATE	ISSUED FOR:

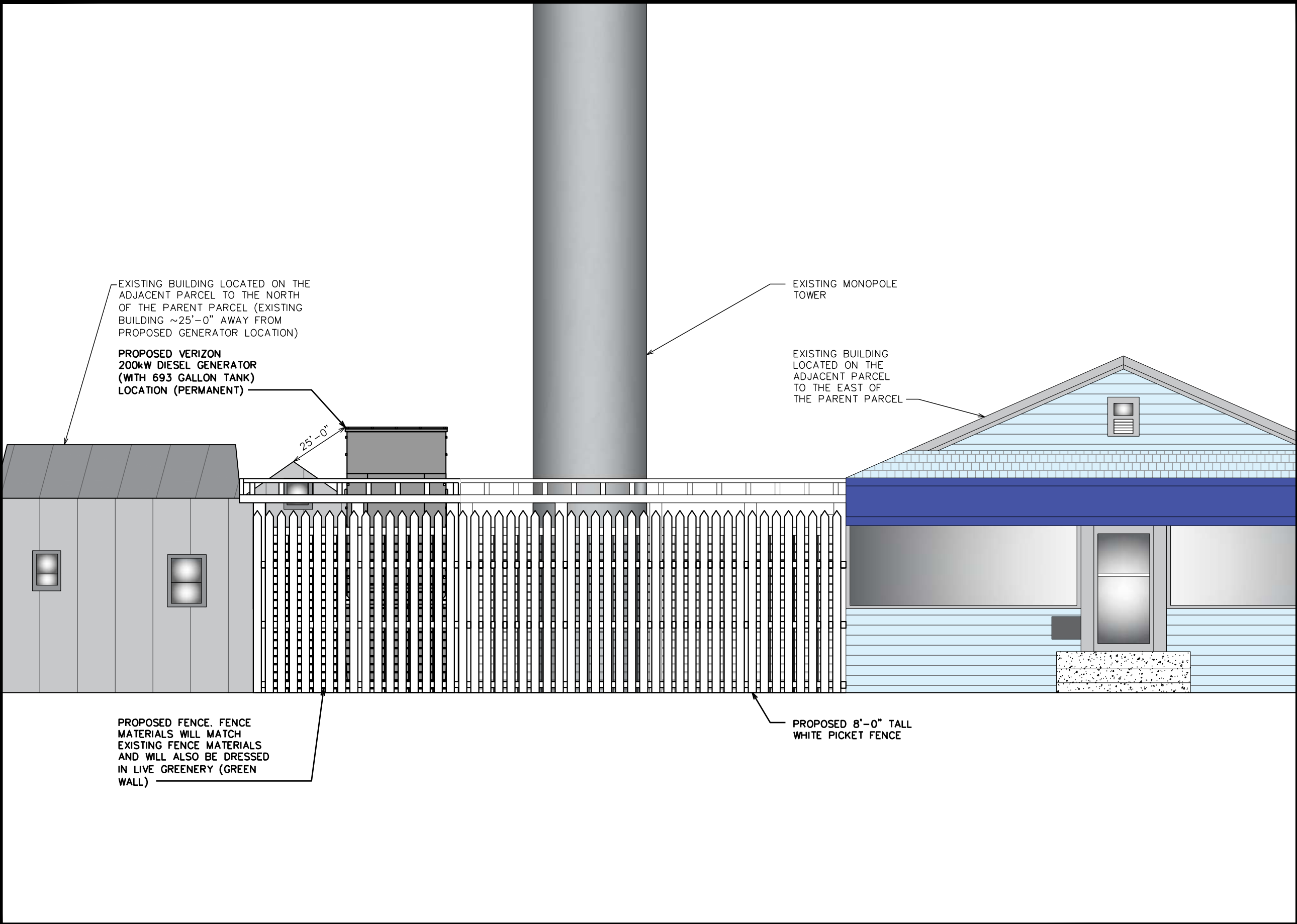
DRAWN BY: LLS	CHECKED BY: JHJ
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SHEET TITLE:

EXISTING
ELEVATION
RENDERING

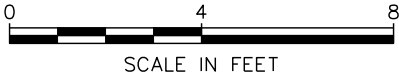
SHEET NUMBER: L-1	REVISION: 1
TEP#: 65257.1101189	

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PROPOSED ELEVATION RENDERING (FROM SOUTHARD STREET)

SCALE: 1/4" = 1'-0"



PLANS PREPARED FOR:

verizon

4700 EXCHANGE COURT, SUITE 100
BOCA RATON, FL 33431
(561) 995-5539

PROJECT INFORMATION:

VZW SITE #: 5000242839
VZW SITE NAME:
ADOLPHUS
WARFIELD RELO
525 SOUTHARD STREET
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(MONROE COUNTY)

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www.tepgroup.net
FL COA # 31011

SEAL:

LEASE EXHIBIT
DO NOT USE FOR
CONSTRUCTION

I	05-19-25	LEASE EXHIBIT
O	05-09-25	LEASE EXHIBIT
REV	DATE	ISSUED FOR:

DRAWN BY: LLS CHECKED BY: JHJ

SHEET TITLE:

**PROPOSED
ELEVATION
RENDERING**

SHEET NUMBER:	REVISION:
L-2	1
TEP#: 65257.1101189	

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SD200 | 8.7L | 200 kW

INDUSTRIAL DIESEL GENERATOR SET

EPA Certified Stationary Emergency

GENERAC® | **INDUSTRIAL
POWER**

Standby Power Rating

200 kW, 250 kVA, 60 Hz

Prime Power Rating*

180 kW, 225 kVA, 60 Hz



*Assembled in the USA using domestic and foreign parts

*EPA Certified Prime ratings are not available in the US or its Territories

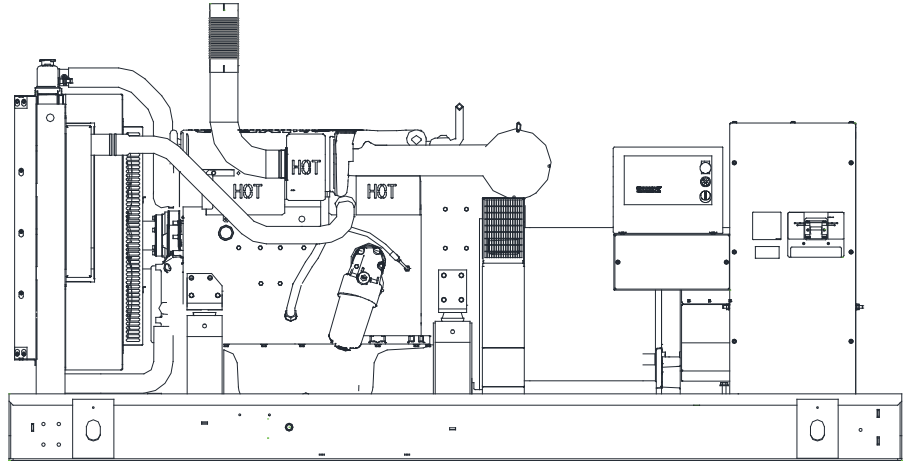


Image used for illustration purposes only

Codes and Standards

Generac products are designed to the following standards:



UL2200, UL508, UL142, UL489



CSA 22.2



BS5514 and DIN 6271



SAE J1349



NFPA 37, 70, 99, 110



NEC700, 701, 702, 708



ISO 3046, 7637, 8528, 9001



NEMA ICS10, MG1, 250, ICS6, AB1



ANSI C62.41



IBC 2009, CBC 2010, IBC 2012,
ASCE 7-05, ASCE 7-10, ICC-ES AC-
156 (2012)

Powering Ahead

For over 50 years, Generac has provided innovative design and superior manufacturing.

Generac ensures superior quality by designing and manufacturing most of its generator components, including alternators, enclosures and base tanks, control systems and communications software.

Generac gensets utilize a wide variety of options, configurations and arrangements, allowing us to meet the standby power needs of practically every application.

Generac searched globally to ensure the most reliable engines power our generators. We choose only engines that have already been proven in heavy-duty industrial applications under adverse conditions.

Generac is committed to ensuring our customers' service support continues after their generator purchase.

STANDARD FEATURES

ENGINE SYSTEM

- Oil Drain Extension
- Air Cleaner
- Fan Guard
- Stainless Steel Flexible Exhaust Connection
- Factory Filled Oil
- Radiator Duct Adapter (Open Set Only)
- Critical Exhaust Silencer (Enclosed Only)

Fuel System

- Fuel Lockoff Solenoid
- Primary Fuel Filter

Cooling System

- Closed Coolant Recovery System
- UV/Ozone Resistant Hoses
- Factory-Installed Radiator
- Radiator Drain Extension
- 50/50 Ethylene Glycol Antifreeze
- 120 VAC Coolant Heater

Electrical System

- Battery Charging Alternator
- Battery Cables
- Battery Tray
- Rubber-Booted Engine Electrical Connections
- Solenoid Activated Starter Motor

ALTERNATOR SYSTEM

- GENprotect™
- 12 Leads (3-Phase, Non 600V)
- Class H Insulation Material
- Vented Rotor
- 2/3 Pitch
- Skewed Stator
- Auxiliary Voltage Regulator Power Winding
- Permanent Magnet Excitation
- Sealed Bearings
- Automated Manufacturing (Winding, Insertion, Lacing, Varnishing)
- Rotor Dynamically Spin Balanced
- Amortisseur Winding
- Full Load Capacity Alternator
- Protective Thermal Switch

GENERATOR SET

- Internal Genset Vibration Isolation
- Separation of Circuits - High/Low Voltage
- Separation of Circuits - Multiple Breakers
- Wrapped Exhaust Piping
- Standard Factory Testing
- 2 Year Limited Warranty (Standby Rated Units)
- 1 Year Limited Warranty (Prime Rated Units)
- Silencer Mounted in the Discharge Hood (Enclosed Only)

ENCLOSURE (If Selected)

- Rust-Proof Fasteners with Nylon Washers to Protect Finish
- High Performance Sound-Absorbing Material (Sound Attenuated Enclosures)
- Gasketed Doors
- Stamped Air-Intake Louvers
- Upward Facing Discharge Hoods (Radiator and Exhaust)
- Stainless Steel Lift Off Door Hinges
- Stainless Steel Lockable Handles
- RhinoCoat™ - Textured Polyester Powder Coat

TANKS (If Selected)

- UL 142
- Double Wall
- Vents
- Sloped Top
- Sloped Bottom
- Factory Pressure Tested (2 psi)
- Rupture Basin Alarm
- Fuel Level
- Check Valve In Supply and Return Lines
- RhinoCoat™ - Textured Polyester Powder Coat
- Stainless Steel Hardware

CONTROL SYSTEM



Digital H Control Panel—Dual 4x20 Display

Program Functions

- Programmable Crank Limiter
- 7-Day Programmable Exerciser
- Special Applications Programmable Logic Controller
- RS-232/485 Communications
- 3-Phase Sensing Digital Voltage Regulator
- 2-Wire Start Capability
- Date/Time Fault History (Event Log)
- Isochronous Governor Control
- Waterproof/Sealed Connectors

- Audible Alarms and Shutdowns
- Not in Auto (Flashing Light)
- Auto/Off/Manual Switch
- E-Stop (Red Mushroom-Type)
- NFPA110 Level I and II (Programmable)
- Customizable Alarms, Warnings, and Events
- Modbus® Protocol
- Predictive Maintenance Algorithm
- Sealed Boards
- Password Parameter Adjustment Protection
- Single Point Ground
- 16 Channel Remote Trending
- 0.2 msec High Speed Remote Trending
- Alarm Information Automatically Annunciated on the Display

Full System Status Display

- Power Output (kW)
- Power Factor
- kW Hours, Total, and Last Run
- Real/Reactive/Apparent Power
- All Phase AC Voltage
- All Phase Currents

- Oil Pressure
- Coolant Temperature
- Coolant Level
- Engine Speed
- Battery Voltage
- Frequency

Alarms and Warnings

- Oil Pressure
- Coolant Temperature
- Coolant Level
- Low Fuel Pressure Alarm
- Engine Overspeed
- Battery Voltage
- Alarms and Warnings Time and Date Stamped
- Snap Shots of Key Operation Parameters During Alarms and Warnings
- Alarms and Warnings Spelled Out (No Alarm Codes)

CONFIGURABLE OPTIONS**ENGINE SYSTEM**

- Oil Make-Up System
- Oil Heater
- Industrial Exhaust Silencer (Open Set)

FUEL SYSTEM

- Flexible Fuel Lines
- Primary Fuel Filter

ELECTRICAL SYSTEM

- 10A UL Battery Charger
- 2.5A Battery Charger
- Battery Warmer

ALTERNATOR SYSTEM

- Alternator Upsizing
- Anti-Condensation Heater
- Tropical Coating

CIRCUIT BREAKER OPTIONS

- Main Line Circuit Breaker
- 2nd Main Line Circuit Breaker
- Shunt Trip and Auxiliary Contact
- Electronic Trip Breakers

GENERATOR SET

- Gen-Link Communications Software (English Only)
- Extended Factory Testing
- IBC Seismic Certification
- 12 Position Load Center

ENCLOSURE

- Standard Enclosure
- Level 1 Sound Attenuation
- Level 2 Sound Attenuation
- Level 2 Sound Attenuation with Motorized Dampers
- Steel Enclosure
- Aluminum Enclosure
- Up to 200 MPH Wind Load Rating*
- AC/DC Enclosure Lighting Kit

CONTROL SYSTEM

- 21-Light Remote Annunciator
- Remote Relay Panel (8 or 16)
- Oil Temperature Sender with Indication Alarm
- Remote E-Stop (Break Glass-Type, Surface Mount)
- Remote E-Stop (Red Mushroom-Type, Surface Mount)
- Remote E-Stop (Red Mushroom-Type, Flush Mount)
- Remote Communication-Modem
- 10A Run Relay
- Ground Fault Indication and Protection Functions

TANKS (Size On The Last Page)

- Electric Fuel Level
- Mechanical Fuel Level
- 8" Fill Extension
- 13" Fill Extension
- 19" Fill Extension

WARRANTY (Standby Gensets Only)

- 2 Year Extended Limited Warranty
- 5 Year Limited Warranty
- 5 Year Extended Limited Warranty
- 7 Year Extended Limited Warranty
- 10 Year Extended Limited Warranty

ENGINEERED OPTIONS**ENGINE SYSTEM**

- Coolant Heater Ball Valves
- Fluid Containment Pans
- Block Heaters

CONTROL SYSTEM

- Spare Inputs (x4) / Outputs (x4)
- Battery Disconnect Switch

ALTERNATOR SYSTEM

- 3rd Breaker System

GENERATOR SET

- Special Testing

ENCLOSURE

- Door Switch for Intrusion Alarm
- Enclosure Ambient Heaters

TANKS

- Overfill Protection Valve
- UL2085 Tank
- ULC S-601 Tank
- Special Fuel Tanks
- Vent Extensions

* Consult factory for availability

APPLICATION AND ENGINEERING DATA

ENGINE SPECIFICATIONS

General

Make	Iveco/FPT
EPA Emissions Compliance	Stationary Emergency
EPA Emissions Reference	See Emission Data Sheet
Cylinder #	6
Type	In-Line
Displacement - L (cu. in)	8.7 (530.91)
Bore - mm (in)	117 (4.61)
Stroke - mm (in)	135 (5.31)
Compression Ratio	16.5:1
Intake Air Method	Turbocharged/Aftercooled
Cylinder Head	4-Valve
Piston Type	Aluminum
Crankshaft Type	Dropped Forged Steel

Engine Governing

Governor	Electronic Isochronous
Frequency Regulation (Steady State)	±0.25%

Lubrication System

Oil Pump Type	Gear
Oil Filter Type	Full Flow
Crankcase Capacity - L (qts)	28 (29.57)

Cooling System

Cooling System Type	Closed Recovery
Water Pump Type	Pre-Lubed, Self Sealing
Fan Type	Pusher
Fan Speed (rpm)	2,538
Fan Diameter - mm (in)	762 (30.0)

Fuel System

Fuel Type	Ultra Low Sulfur Diesel Fuel #2
Fuel Specifications	ASTM
Fuel Filtering (Microns)	5
Fuel Inject Pump Make	Electronic
Fuel Pump Type	Engine Driven Gear
Injector Type	Common Rail
Engine Type	Direct Injection
Fuel Supply Line - mm (in.)	12.7 (0.5) NPT
Fuel Return Line - mm (in.)	12.7 (0.5) NPT

Engine Electrical System

System Voltage	24 VDC
Battery Charger Alternator	Standard
Battery Size	See Battery Index 0161970SBY
Battery Voltage	(2) - 12 VDC
Ground Polarity	Negative

ALTERNATOR SPECIFICATIONS

Standard Model	Generac 520 mm
Poles	4
Field Type	Revolving
Insulation Class - Rotor	H
Insulation Class - Stator	H
Total Harmonic Distortion	<5% (3-Phase)
Telephone Interference Factor (TIF)	< 50

Standard Excitation	Permanent Magnet Excitation
Bearings	Single Sealed Cartridge
Coupling	Direct Via Flexible Disc
Prototype Short Circuit Test	Yes
Voltage Regulator Type	Digital
Number of Sensed Phases	All
Regulation Accuracy (Steady State)	±0.25%

SD200 | 8.7L | 200 kW

INDUSTRIAL DIESEL GENERATOR SET

EPA Certified Stationary Emergency

OPERATING DATA

POWER RATINGS

Standby		
Single-Phase 120/240 VAC @1.0pf	200 kW	Amps: 833
Three-Phase 120/208 VAC @0.8pf	200 kW	Amps: 694
Three-Phase 120/240 VAC @0.8pf	200 kW	Amps: 601
Three-Phase 277/480 VAC @0.8pf	200 kW	Amps: 301
Three-Phase 346/600 VAC @0.8pf	200 kW	Amps: 241

STARTING CAPABILITIES (sKVA)

sKVA vs. Voltage Dip

277/480 VAC								208/240 VAC							
Alternator	kW	10%	15%	20%	25%	30%	35%	Alternator	kW	10%	15%	20%	25%	30%	35%
Standard	200	187	280	373	467	560	653	Standard	200	140	210	280	350	420	490
Upsize 1	300	303	454	605	757	908	1,059	Upsize 1	300	277	341	454	568	681	794
Upsize 2	350	383	575	767	958	1,150	1,342	Upsize 2	350	280	410	535	640	770	900

FUEL CONSUMPTION RATES*

Fuel Pump Lift- ft (m)		Diesel - gal/hr (l/hr)	
3 (1)		Percent Load	Standby
Total Fuel Pump Flow (Combustion + Return) - gal/hr (l/hr)		25%	4.4 (16.7)
		50%	8.3 (31.4)
		75%	11.9 (45)
		100%	14.8 (56)
		* Fuel supply installation must accommodate fuel consumption rates at 100% load.	
26 (98)			

COOLING

		Standby
Coolant Flow per Minute	gal/min (l/min)	63.3 (240)
Coolant System Capacity	gal (l)	12.7 (49.2)
Heat Rejection to Coolant	BTU/hr	545,646
Inlet Air	cfm (m ³ /hr)	8,872 (251)
Maximum Operating Ambient Temperature	°F (°C)	122 (50)
Maximum Operating Ambient Temperature (Before Derate)	See Bulletin No. 0199280SSD	
Maximum Radiator Backpressure	in H ₂ O (kPa)	0.5 (0.12)

COMBUSTION AIR REQUIREMENTS

Standby	
Flow at Rated Power cfm (m ³ /min)	595 (16.8)

ENGINE

Standby		
Rated Engine Speed	rpm	1,800
Horsepower at Rated kW**	hp	320
Piston Speed	ft/min	1,593
BMEP	psi	265

EXHAUST

Standby		
Exhaust Flow (Rated Output)	cfm (m ³ /min)	1,345 (38.1)
Max. Backpressure (Post Silencer)	inHg (Kpa)	1.5 (5.1)
Exhaust Temp (Rated Output - Post Silencer)	°F (°C)	920 (493)

** Refer to "Emissions Data Sheet" for maximum bHP for EPA and SCAQMD permitting purposes.

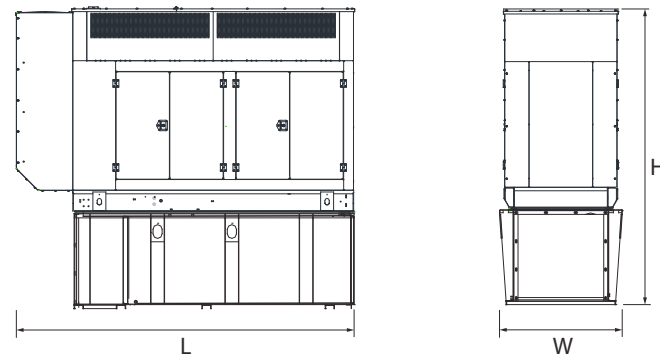
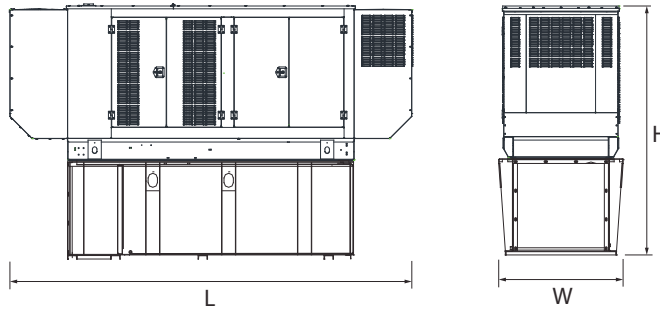
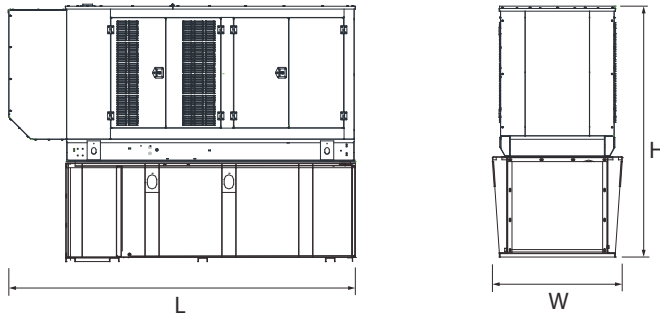
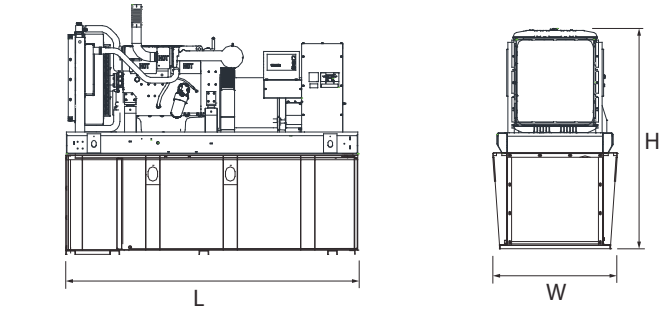
Deration – Operational characteristics consider maximum ambient conditions. Derate factors may apply under atypical site conditions.
Please consult a Generac Power Systems Industrial Dealer for additional details. All performance ratings in accordance with ISO3046, BS5514, ISO8528 and DIN6271 standards.
Standby - See Bulletin 0187500SSB
Prime - See Bulletin 0187510SSB

SD200 | 8.7L | 200 kW

INDUSTRIAL DIESEL GENERATOR SET

EPA Certified Stationary Emergency

DIMENSIONS AND WEIGHTS*



OPEN SET (Includes Exhaust Flex)

Run Time Hours	Usable Capacity Gal (L)	L x W x H (in (mm))	Weight lbs (kg)
No Tank	-	128 (3,251) x 54 (1,372) x 58 (1,473)	4,465 (2,025)
10	153 (579.2)	128 (3,251) x 54 (1,372) x 71 (1,803)	5,470 (2,481)
25	372 (1,407)	128 (3,251) x 54 (1,372) x 83 (2,108)	5,892 (2,673)
40	589 (2,227)	128 (3,251) x 54 (1,372) x 95 (2,413)	6,309 (2,862)
47	693 (2,623.3)	136 (3,454) x 54 (1,372) x 95 (2,413)	6,060 (2,749)
64	946 (3,581)	208 (5,283) x 54 (1,372) x 99 (2,515)	7,490 (3,397)
90	1,325 (5,015.7)	278 (7,061) x 54 (1,372) x 99 (2,515)	8,505 (3,858)

STANDARD ENCLOSURE

Run Time Hours	Usable Capacity Gal (L)	L x W x H (in (mm))	Weight lbs (kg)	
			Enclosure Only Steel	Enclosure Only Aluminum
No Tank	-	155 (3,937) x 54 (1,372) x 70 (1,778)	941 (427)	474 (215)
10	153 (579.2)	155 (3,937) x 54 (1,372) x 83 (2,108)		
25	372 (1,407)	155 (3,937) x 54 (1,372) x 95 (2,413)		
40	589 (2,227)	155 (3,937) x 54 (1,372) x 107 (2,718)		
47	693 (2,623.3)	155 (3,937) x 54 (1,372) x 107 (2,718)		
64	946 (3,581)	208 (5,283) x 54 (1,372) x 111 (2,819)		
90	1,325 (5,015.7)	278 (7,061) x 54 (1,372) x 111 (2,819)		

LEVEL 1 ACOUSTIC ENCLOSURE

Run Time Hours	Usable Capacity Gal (L)	L x W x H (in (mm))	Weight lbs (kg)	
			Enclosure Only Steel	Enclosure Only Aluminum
No Tank	-	180 (4,572) x 54 (1,372) x 70 (1,778)	1,246 (565)	606 (275)
10	153 (579.2)	180 (4,572) x 54 (1,372) x 83 (2,108)		
25	372 (1,407)	180 (4,572) x 54 (1,372) x 95 (2,413)		
40	589 (2,227)	180 (4,572) x 54 (1,372) x 107 (2,718)		
47	693 (2,623.3)	180 (4,572) x 54 (1,372) x 107 (2,718)		
64	946 (3,581)	234 (5,944) x 54 (1,372) x 111 (2,819)		
90	1,325 (5,015.7)	304 (7,722) x 54 (1,372) x 111 (2,819)		

LEVEL 2 ACOUSTIC ENCLOSURE

Run Time Hours	Usable Capacity Gal (L)	L x W x H (in (mm))	Weight lbs (kg)	
			Enclosure Only Steel	Enclosure Only Aluminum
No Tank	-	155 (3,937) x 54 (1,372) x 93 (2,362)	1,482 (672)	708 (321)
10	153 (579.2)	155 (3,937) x 54 (1,372) x 106 (2,692)		
25	372 (1,407)	155 (3,937) x 54 (1,372) x 118 (2,997)		
40	589 (2,227)	155 (3,937) x 54 (1,372) x 130 (3,302)		
47	693 (2,623.3)	155 (3,937) x 54 (1,372) x 130 (3,302)		
64	946 (3,581)	208 (5,283) x 54 (1,372) x 132 (3,353)		
90	1,325 (5,015.7)	278 (7,061) x 54 (1,372) x 132 (3,353)		

* All measurements are approximate and for estimation purposes only.

Specification characteristics may change without notice. Dimensions and weights are for preliminary purposes only. Please consult a Generac Power Systems Industrial Dealer for detailed installation drawings.

NOTICING

Public Meeting Notice

The Historic Architectural Review Commission will hold a public meeting at 5:00 p.m., April 22, 2025, at City Hall, 1300 White Street, Key West, Florida. The purpose of the hearing will be to consider a request for:

NEW DIESEL GENERATOR WITH PAD AND FENCE.
DEMOLITION OF EXISTING PAD AND FENCE STRUCTURE.
REMOVAL OF TEMPORARY GENERATOR.

#525 SOUTHARD STREET

Applicant – Kyle Kalwary Application #C2025-0025

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street, call 305-809-3975 or visit our website at www.cityofkeywest-fl.gov.

THIS NOTICE CAN NOT BE REMOVED FROM THE SITE UNTIL HARC FINAL DETERMINATION

ADA ASSISTANCE: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 800-955-8771 or 800-955-8770 (Voice) or the ADA Coordinator at 305-809-3811 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

HARC POSTING AFFIDAVIT

STATE OF FLORIDA:
COUNTY OF MONROE:

BEFORE ME, the undersigned authority, personally appeared Jared Jackson, who, first being duly sworn, on oath, depose and says that the following statements are true and correct to the best of his/her knowledge and belief:

1. That a legal notice for Public Notice of Hearing of the Historic Architectural Review Commission (HARC) was placed on the following address:
525 SOUTHARD STREET, KEY WEST, FL 33040 on the
17TH day of APRIL, 2025.

This legal notice(s) contained an area of at least 8.5"x11".

The property was posted to notice a public hearing before the Key West Historic Architectural Review Commission to be held on APRIL 22ND, 2025.

The legal notice(s) is/are clearly visible from the public street adjacent to the property.

The Certificate of Appropriateness number for this legal notice is C2025-0025.

2. A photograph of that legal notice posted in the property is attached hereto.

Signed Name of Affiant:

Jared Jackson

Date: 4/17/25

Address: 5906 Breckenridge Parkway, Suite A

City: Tampa

State, Zip: FL, 33610

The forgoing instrument was acknowledged before me on this 17th day of April, 2025.

By (Print name of Affiant) Jared Jackson who is personally known to me or has produced _____ as identification and who did take an oath.

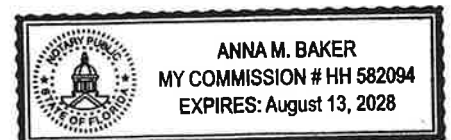
NOTARY PUBLIC

Sign Name: Anna M. Baker

Print Name: Anna M. Baker

Notary Public - State of Florida (seal)

My Commission Expires: 8/13/2028





PROPERTY APPRAISER INFORMATION

Monroe County, FL

PROPERTY RECORD CARD

Disclaimer

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00009360-000000
Account# 1009610
Property ID 1009610
Millage Group 10KW
Location Address 525 SOUTHARD St 1 AND 2, KEY WEST
Legal Description KW PT LOT 1 SQR 50 OR561-82 OR575-897
(Note: Not to be used on legal documents.)
Neighborhood 32040
Property Class ONE STORY OFFICE (1700)
Subdivision
Sec/Twp/Rng 06/68/25
Affordable Housing No



Owner

[ADOLPHUS-WARFIELD INC](#)
513 Southard St
Key West FL 33040

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$96,702	\$98,623	\$98,623	\$101,657
+ Market Misc Value	\$32,920	\$32,920	\$32,920	\$32,920
+ Market Land Value	\$1,067,354	\$1,067,354	\$878,997	\$690,641
= Just Market Value	\$1,196,976	\$1,198,897	\$1,010,540	\$825,218
= Total Assessed Value	\$992,553	\$902,321	\$820,292	\$745,720
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,196,976	\$1,198,897	\$1,010,540	\$825,218

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$1,067,354	\$96,702	\$32,920	\$1,196,976	\$992,553	\$0	\$1,196,976	\$0
2023	\$1,067,354	\$98,623	\$32,920	\$1,198,897	\$902,321	\$0	\$1,198,897	\$0
2022	\$878,997	\$98,623	\$32,920	\$1,010,540	\$820,292	\$0	\$1,010,540	\$0
2021	\$690,641	\$101,657	\$32,920	\$825,218	\$745,720	\$0	\$825,218	\$0
2020	\$552,512	\$101,657	\$32,920	\$687,089	\$677,928	\$0	\$687,089	\$0
2019	\$477,170	\$106,209	\$32,920	\$616,299	\$616,299	\$0	\$616,299	\$0
2018	\$472,984	\$96,317	\$32,920	\$602,221	\$602,221	\$0	\$602,221	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(1700)	2,203.00	Square Foot	37.7	58.5

Buildings

Building ID	39445	Exterior Walls	AB AVE WOOD SIDING	
Style		Year Built	1940	
Building Type	OFF BLDG 1 STY-A / 17A	EffectiveYearBuilt	1995	
Building Name		Foundation		
Gross Sq Ft	1104	Roof Type		
Finished Sq Ft	1062	Roof Coverage		
Stories	1 Floor	Flooring Type		
Condition	GOOD	Heating Type		
Perimeter	152	Bedrooms	0	
Functional Obs	0	Full Bathrooms	0	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	38	Grade	400	
Interior Walls		Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,062	1,062	0
OPF	OP PRCH FIN LL	42	0	0
TOTAL		1,104	1,062	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CONC PATIO	1964	1965	4 x 8	1	32 SF	2
	1989	1990	0 x 0	1	1	1
WALL AIR COND	1989	1990	0 x 0	1	2 UT	1
WALL AIR COND	1990	1991	0 x 0	1	1 UT	2
FENCES	1990	1991	5 x 7	1	35 SF	2
FENCES	1990	1991	4 x 12	1	48 SF	2
FENCES	1996	1997	4 x 33	1	132 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page
2/1/1974	\$15,500	Conversion Code		575	897

Permits

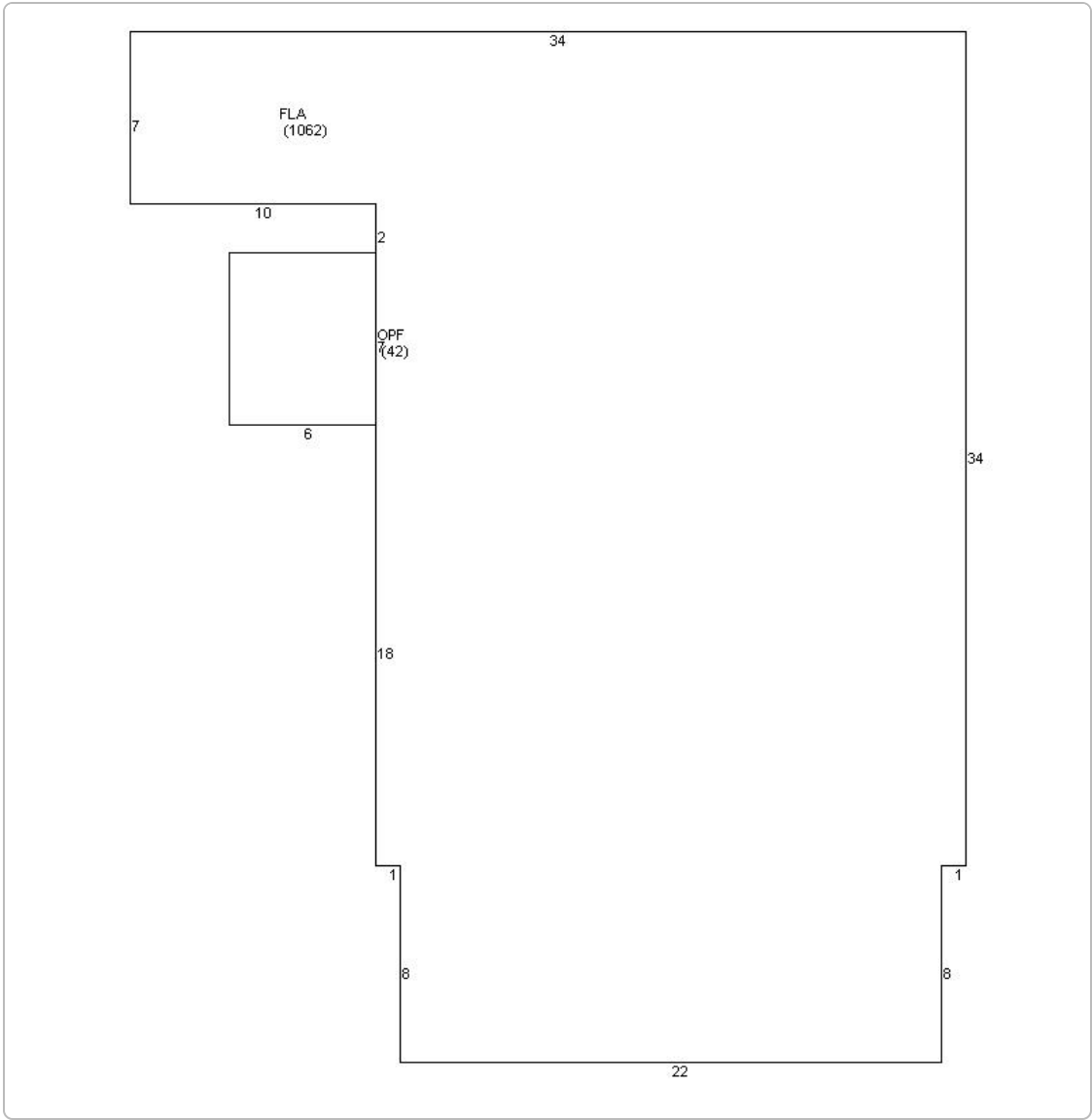
Number	Date Issued	Status	Amount	Permit Type	Notes
BLD2024-2041	11/04/2024	Completed	\$6,800	Commercial	Replace Damaged siding 30sqft patch and paint rear stucco, replace siding patch stucco (Paint White) replace 400 sf vinyl flooring with same *
BLD2024-2656	10/15/2024	Active	\$12,000	Commercial	Upgrade equipment at existing Wireless Comm Facility. Install 4 new antennas on existing mounts and 8 50 amp DC breakers.
24-1782	07/12/2024	Completed	\$10,000	Commercial	Generator Add
BLD2023-3204	11/16/2023	Completed	\$4,500	Commercial	INSTALL 1 NEW RADIO CABINET A REARRANGE EXISTING CABINETS
BLD2022-2307	08/19/2023	Completed	\$43,000	Commercial	T-MOBILE UPGRADE ALTERATION; REMOVE AND REPLACE ANTENNAS UNMANNED ROOFTOP WIRELESS FACILITY
BLD2022-2662	09/13/2022	Completed	\$21,000	Commercial	AT EXISTING TOWER, MODIFY 4 ANTENNAS AND SUPPORT DEVICES. AT GRADE, REPLACE CABINET AND SUPPORT DEVICES
BLD2021-2178	08/16/2021	Completed	\$27,500	Commercial	UPGRADE LTE EQUIPMENT ON TELECOM TOWER.
BLD2021-1665	06/09/2021	Completed	\$21,000	Commercial	AT GRADE, REMOVE CABINET. INSTALL SUPPORT DEVICES AT COMM. TOWER, INSTALL 3 ANTENNAS AND SUPPORT DEVICES.
BLD2019-3305	09/16/2019	Completed	\$4,200	Commercial	REMOVE APPROX. 400 SQ/FT OF EXISTING MEMBRANE DOWN TO DECK. FURNISH AND INSTALL TAPERED INSULATION FURNISH AND INSTALL 1 PLY MODIFIED BITUMEN BASE FURNISH AND INSTALL 1 PLY SELF ADHERING MODIFIED SMOOTH PLY. REMOVE SIDING AT WALL. FUENOSHAND INSTALL WALL FLASHING 1050 SQ/FT
13-0477	02/07/2013	Completed	\$18,580	Commercial	INSTALL CONDUIT TO RUN FIBER
13-0073	01/14/2013	Completed	\$1,060	Commercial	INSTALL NEW AWNING
12-4597	01/04/2013	Completed	\$15,078	Commercial	AT&T CELL SITE HVAC UNIT CHANGE OUT. REPLACE 3 TON WALL MOUNT UNIT WITH 5 TON UNIT
11-1573	09/12/2011	Completed	\$2,400	Commercial	INSTALL A NEW 3' X 3' ELECTRICAL EQUIPMENT CABINET ON EXISTING SLAB FOR UPGRADING WIRELESS COMMUNICATION FACILITY/SERVICE
11-0701	03/10/2011	Completed	\$30,000		ADDITION OF NEW ANTENNAS ON EXISTING CELL TOWER AND ASSOCIATED GROUP EQUIPMENT. NO CHANGE IN HEIGHT OF TOWER OR EXPANSION OF EXISTING COMPOUND.
11-0702	03/10/2011	Completed	\$6,500		INSTALLATION OF 100 AMP ELECTRICAL SERVICE, TELCO CONDUIT AND GROUNDING
06-6233	11/21/2006	Completed	\$1,000	Commercial	INSTALL ELECTRICAL CIRCUIT FOR NEW A/C UNIT
06-4821	08/15/2006	Completed	\$1,100	Commercial	INSTALL STORM SHUTTERS 2WINDOWS & 1 DOOR
06-4655	08/14/2006	Completed	\$4,500	Commercial	INSTALL 5 TON UNIT.
05-2956	11/23/2005	Completed	\$58,000	Commercial	COLLORATION OF 12 ANTENNAS TO EXISTING 83' TOWER
05-2957	11/23/2005	Completed	\$12,000	Commercial	INSTALL NEW 200AMP TEMP SERVICE
05-2451	06/22/2005	Completed	\$1,000	Commercial	UPGRADE PERMIT\$04-3831
04-1692	06/07/2004	Completed	\$28,000	Commercial	ADD ANTENNAS TO EXISTING TOWER

Number	Date Issued	Status	Amount	Permit Type	Notes
04-1016	04/07/2004	Completed	\$2,500	Commercial	INSTALL ACCORIAN SHUTTERS
03-4139	12/16/2003	Completed	\$1,500	Commercial	REPAIRED ROOF
03-332	10/09/2003	Completed	\$281,000	Commercial	INTERIOR RENOVATIONS
03-1516	06/30/2003	Completed	\$4,500	Commercial	MOUNT ANTENNAS
02-3238	12/04/2002	Completed	\$1,000	Commercial	NEW AWNING
02-2818	10/18/2002	Completed	\$15,000	Commercial	REPAIR SIDING & PAINT
00-2920	09/19/2000	Completed	\$500	Commercial	CHANGE DISH SIZE
96-4481	11/01/1996	Completed	\$600	Commercial	REPAIR/REMODEL
M94996	04/01/1994	Completed	\$4,000	Commercial	4 TON AC
B94765	03/01/1994	Completed	\$2,000	Commercial	DEMO INTERIOR
B94843	03/01/1994	Completed	\$30,000	Commercial	INTERIOR RENOVATION

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Photos



Map



TRIM Notice

[2024 TRIM Notice \(PDF\)](#)

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